

**FOR SALE / LEASE**

**OFFICE / SHOP / WAREHOUSE / STORAGE**

**1054 W. JEFFERSON, MORTON, ILLINOIS**

**MALOOF COMMERCIAL**



### **Building 1**

- 800 SQ. FT. OFFICE
- LEASED CURRENTLY AT \$750/MONTH

**SALE PRICE: \$495,000  
(INCLUDES ALL 3 BLDGS.)**

### **Building 2**

- 3,250 TOTAL SQ. FT. OF OFFICE/SHOP/WAREHOUSE SPACE
- OFFICE SPACE CONSISTS OF FOUR (4) PRIVATE OFFICES, KITCHEN, RESTROOM, STORAGE AREA AND MEZZANINE ABOVE OFFICES FOR STORAGE
- 1,830 SQ. FT. OF OPEN AREA; HEATED; TWO (2) OVERHEAD DOORS
- 703 SQ. FT. IS HEATED WITH ONE (1) OVERHEAD DOOR INCLUDING A HOIST, RESTROOM AND STORAGE AREA
- LEASE RATE: \$5.50 PSF NET



**Total 2008 Real Estate Taxes \$7,658.88**



### **Building 3**

- 10-UNIT STORAGE FACILITY
- ONE (1) VACANT UNIT
- LEASED AT \$200/UNIT WITH ELECTRIC, BUT NO HEAT OR WATER
- 8,100 TOTAL SQUARE FEET (150' X 54')

For further information, contact **Suzi Miller**



**MALOOF COMMERCIAL**  
REAL ESTATE COMPANY

411 HAMILTON BOULEVARD, SUITE 2000 • Peoria, Illinois 61602

**(309) 676-6000** [www.maloofcommercial.com](http://www.maloofcommercial.com)

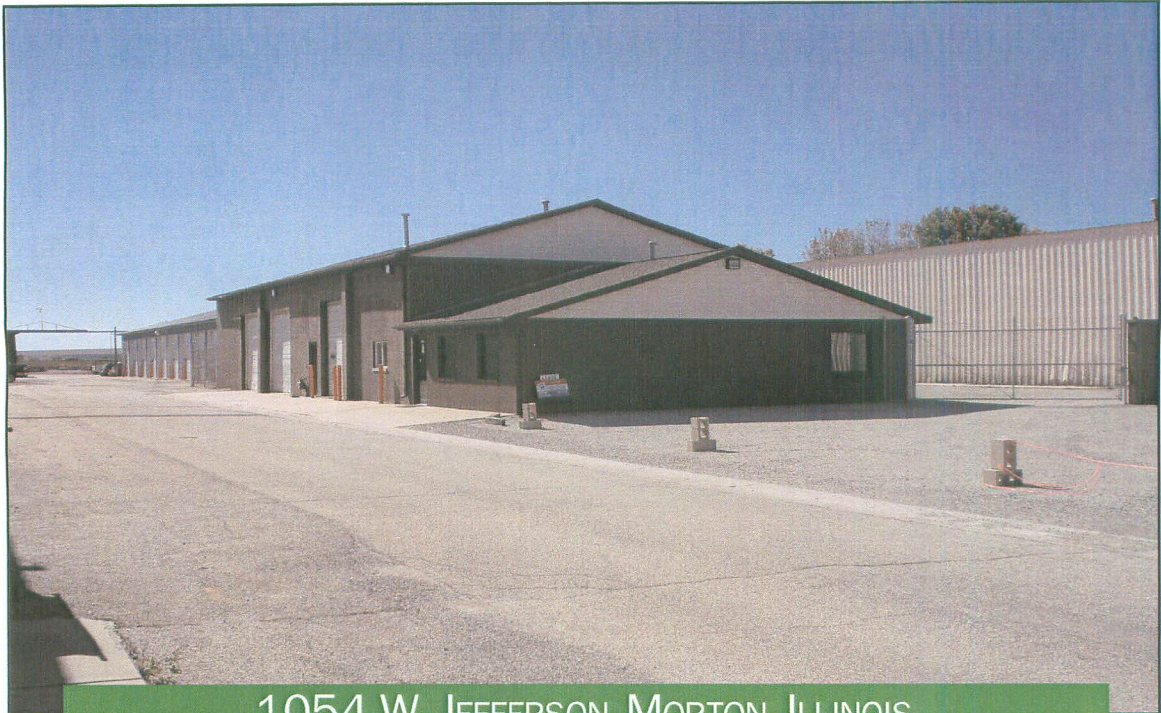
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**STRATEGIC SERVICES AND SOLUTIONS FOR COMMERCIAL REAL ESTATE**

EXPERIENCE ~ INTEGRITY ~ SERVICE ~ INNOVATION ~ RESULTS

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**PROPERTIES FEATURES**

- **BUILDING 2** HAS 3,250 SQ. FT. OF OFFICE/SHOP/WAREHOUSE SPACE AVAILABLE FOR LEASE AT \$5.50 PSF NET
  - OFFICE SPACE CONSISTS OF FOUR (4) PRIVATE OFFICES, KITCHEN, RESTROOM, STORAGE AREA AND MEZZANINE ABOVE OFFICES FOR STORAGE
  - 1,830 SQ. FT. OF OPEN AREA; HEATED; TWO (2) OVERHEAD DOORS
  - 703 SQ. FT. IS HEATED WITH ONE (1) OVERHEAD DOOR INCLUDING A HOIST, RESTROOM AND STORAGE AREA
- FENCED YARD
- SURFACE PARKING LOT
- TOTAL 2008 REAL ESTATE TAXES: \$7,658.88

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