



Building Type:	Industrial
Available SF:	210,000
Total SF:	210,000
Number of Stories:	1
Ceiling Peak:	15 Ft.
Ceiling Eaves:	15 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	24.00 Acres
Year Built:	1950
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$750,000
Sale Price Note:	\$750,000
Lease Terms:	None
Lease Rate Note:	n/a
Last Updated:	Oct 21, 2020

Economic Development Contact

Property Contact-Dan Maloof
 Maloof Commercial Real Estate
 2411 W Cornerstone Ct
 Peoria , IL 61614
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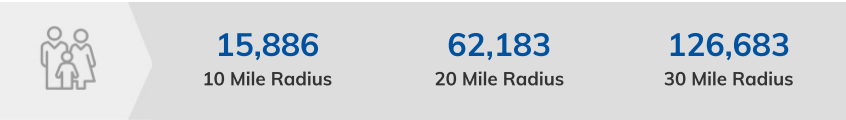
Realtor/Owner Contact

Dan Maloof
 Maloof Commercial Real Estate
 (309) 693-3000

Property and Area Description

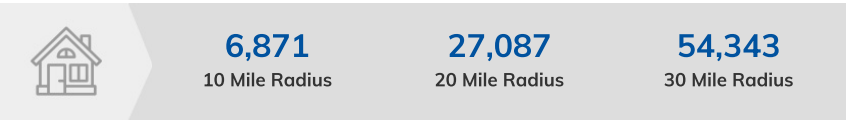
This 24 acre site includes a 210,000 square foot facility that has been Vacant and Non-Maintained for 15 years. Newest addition to the building is a 35,000 sq.ft of facility with 24 foot clear span with 3 docks. Potential Rail spur access located on west side of building. This facility has been vacant since November 2003, and needs roof, electrical, and construction improvements. Approximately 165,000 sq.ft. of the building has 12 to 15 foot ceiling height. Three 80,000 pound rated roads offer easy access from Interstate 80 and Interstate 180. The property is included in the Enterprise Zone, which provides property tax abatements, sales tax credits and investment tax credits for qualified expansions or new construction at the site. The site is zoned M-1 (manufacturing), which allows outside storage. Ceiling heights vary from 12 to 24 feet. Site has paved parking for 350 cars. Roof repair and electrical installation required in the building,

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: I-80 (1.00 mi.)
Nearest Interstate: I-80 (1.00 mi.)
Nearest Airport: Illinois Valley Regional Airport Peru (15.00 mi.)
Nearest Commercial Airport: Quad City International Airport (MLI) (58.00 mi.)
Rail Served: No
Rail Accessible: Yes
Rail Infrastructure in Place: No

Utilities

Electric: City of Princeton
Natural Gas: Nicor
Water: City of Princeton
Sewer: City of Princeton