

GSS Bldg - 1961 Edgewater Dr.  
1961 Edgewater Dr. | North Pekin, IL | US | Tazewell County  
Available SF: 99,465 | Lease Terms: Full Service | Sale Price: \$2,350,000



Building Type:	Industrial, Warehouse & Distribution
Available SF:	99,465
Total SF:	99,465
Number of Stories:	2
Ceiling Peak:	21 Ft.
Ceiling Eaves:	20 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	18.88 Acres
Year Built:	1991
Former Use:	Manufacturing
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$2,350,000
Lease Terms:	Full Service
Lease Rate Note:	n/a
Last Updated:	May 24, 2021

Economic Development Contact

Lenora Fisher  
Greater Peoria Economic Development Council  
401 Northeast Jefferson Street  
Peoria, IL 61603  
(309) 253-6010 | lfisher@greaterpeoriaedc.org

Realtor/Owner Contact

Tom Camper  
Joseph & Camper Commercial  
309-256-1020 | tomcamper@josephcamper.com

Property and Area Description

Industrial/Office Building in North Pekin on 18.88 acres. Building built in 1991 with 60, 000 sf added in 200. Building has 3,465 sq ft of office and 96,000 sq ft warehouse. Has 480 Volts, 1200 Amps, 3 phase electrical service new in 2006. Street view:  
[https://www.google.com/maps/place/1961+Edgewater+Dr.+North+Pekin/@40.60424,sa=X&ved=2ahUKEwjPxqrB\\_LjqAhWlsp4KHc-6BVcQxB0wAHoECAsQA](https://www.google.com/maps/place/1961+Edgewater+Dr.+North+Pekin/@40.60424,sa=X&ved=2ahUKEwjPxqrB_LjqAhWlsp4KHc-6BVcQxB0wAHoECAsQA)  
Within close proximity to Interstate 474.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: IL Rt 91  
Nearest Interstate: I-474 (1 mi.)  
Nearest Airport: Pekin Municipal Airport (7 mi.)  
Nearest Commercial Airport: General Wayne A. Downing Peoria International Airport (7 mi.)  
Rail Served: No  
Rail Served By: Other  
Rail Infrastructure in Place: No  
Short Line Contact Phone: N

Utilities

Electric: Ameren Illinois  
Natural Gas: Ameren Illinois  
Water: Illinois American Water  
Sewer: City of Pekin  
Telecommunications: AT&T, Verizon, ComCast