

5703 W. Smithville Road
5703 W. Smithville Road | Bartonville, IL | US | Peoria County
Available SF: 195,786 | Lease Rate: \$3.75 | Lease Terms: Triple Net



Building Type:	Warehouse & Distribution
Available SF:	195,786
Total SF:	195,786
Number of Stories:	1
Ceiling Peak:	30 Ft.
Ceiling Eaves:	24 Ft.
Expandable:	No
Zoning:	Industrial
Site Size:	27.65 Acres
Year Built:	2000
Former Use:	distribution
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Lease Rate:	\$3.75
Lease Terms:	Triple Net
Last Updated:	Oct 1, 2021

Economic Development Contact

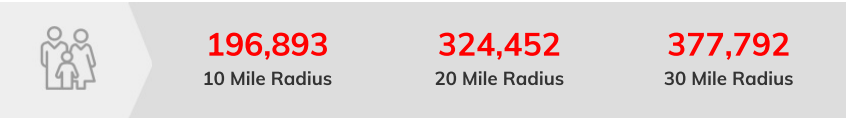
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Realtor/Owner Contact

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Property and Area Description

195,783 SF distribution warehouse for lease. Building situated on ground leased from Peoria Airport Authority. Current land lease expense is \$52,000/yr or \$0.26 PSF. 8 inch reinforced concrete floors in cross dock & warehouse area. 2 miles to I-474 Interchange and Peoria Airport Access. 300 trailer spaces and 100 auto space on concrete parking lot. 136 exterior docks (9'x10') including bumpers, aprons, lighting and levelers. 9 drive-in doors (14'x18'). Fully sprinkled with emergency lighting system in 2 story office area. Zoned I-1. Street view: [Population](https://www.google.com/maps/@40.6510532,-89.6877574,3a,75y,308.04h,80.43t/data=!3m1!1e3!1s2F%2Fgeo1.ggpht.com%2Fcbk%3Fpanoid%3DUilG2AOLdz-Q2u9y5BEKfQ!2e0!6s%26output%3Dthumbnail%26cb_client%3Dmaps_sv.tactile.gps%26t=Incentives: Peoria Urban EZ</p></div><div data-bbox=)



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: IL 116 (2 mi.)
Nearest Interstate: I 474 (1.5 mi.)
Nearest Commercial Airport: Greater Peoria International Airport (3.5 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren IL
Natural Gas: Ameren IL
Water: IL American Water
Sewer: Greater Peoria Sanitary District
Telecommunications: AT&T, Comcast, Frontier, iTV3