

1410 SW Adams St | Peoria, IL | US | Peoria County
Available SF: 109,591 | Sale Price: \$1,500,000



Building Type:	Industrial, Office, Retail, Warehouse & Distribution
Available SF:	109,591
Total SF:	109,591
Zoning:	Commercial, Industrial
Within City Limits:	Yes
Construction Type:	Brick
Sale Price:	\$1,500,000
Sale Price Note:	1500000
Last Updated:	Apr 12, 2023

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OFFERING SUMMARY List Price: \$1,500,000 Lot Size: 3.16 Acres Building Size: 109,591 SF Zoned Warehouse Form District PROPERTY OVERVIEW OVER 3 ACRES OF PRIME REAL ESTATE DOWNTOWN PEORIA. LOCATED WITHIN A TIF DISTRICT. THIS PROPERTY SPANS BOTH SIDES OF SW ADAMS STREET. MULTIPLE HISTORICAL BUILDINGS THAT COULD BE REDEVELOPED INTO SEVERAL DIFFERENT BUSINESSES. CURRENT OWNERS OPEN TO LEASING SPACE FROM NEW OWNERS OR MOVING OUT UPON CLOSING. AMAZING REDEVELOPMENT OPPORTUNITY. MIX OF OFFICE AND WAREHOUSE SPACE WITH MULTIPLE DOCK DOORS FOR DELIVERIES AND SHIPMENTS. Street view:
<https://www.google.com/maps/place/1416+SW+Adams+St+Peoria/@40.6813526,-88.7042315,15t/data=!3m1!1e3!3m1!1s1416+SW+Adams+St+Peoria,+IL+61603>
sa=X&ved=2ahUKEwjCv-zb6LjqAhXFgc0KHfDDDXwQxB0wAHoECAsQA Property HIGHLIGHTS Zoned WH • LOCATED WITHIN A TIF DISTRICT • GREAT DEVELOPMENT OPPORTUNITY • EXISTING CASH FLOW FROM TENANTS • MULTIPLE DOCK DOORS • UNIQUE BUILDING LAYOUT AND DESIGN • OLDEST 3 STORY BUILDING IN PEORIA LOCATION OVERVIEW SOUTH ON ADAMS LOTS ON BOTH SIDES OF STREET RIGHT PAST 116

	10 Mile Radius	20 Mile Radius	30 Mile Radius
Population	243,551	320,248	373,261

Radius	Number of Properties
10 Mile Radius	106,417
20 Mile Radius	136,842
30 Mile Radius	159,086

Nearest Interstate: I-74 (2 mi.)
Nearest Commercial Airport: Peoria International Airport (6 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

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