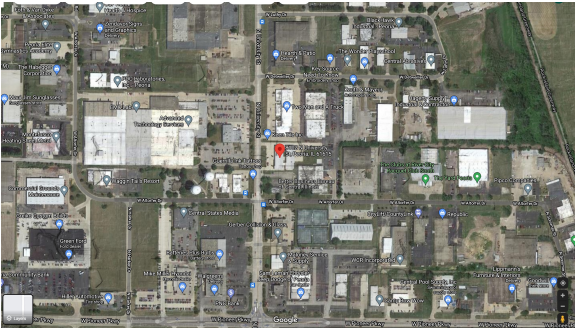


8102 N University Front and Rear Building

8102 N University | Peoria, IL | US | Peoria County
Available SF: 12,020 | Lease Rate: \$5.25



Building Type:	Industrial
Available SF:	12,020
Total SF:	12,020
Number of Stories:	1
Ceiling Peak:	21 Ft.
Ceiling Eaves:	18 Ft.
Expandable:	Unknown
Zoning:	Industrial
Site Size:	1.69 Acres
Year Built:	2007
Former Use:	Music venue
Can Subdivide:	Yes
Within City Limits:	Yes
Lease Rate:	\$5.25
Last Updated:	Jul 29, 2021

Economic Development Contact

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City of Peoria
419 Fulton St. Ste 207
Peoria, IL 61602
(309) 494-8943 | dvansickleATpeoriagov.org

Realtor/Owner Contact

Will Hayes
Joseph and Camper
(309) 691-5919 | willhayes@josephcamper.com

Property and Area Description

Warehouse space, consists of two warehouses. Front building is 12,020, and back building is 10,200. Additional built-out space on second level in both buildings. Both built in 2007 and in excellent condition. 3 phase electrical with shore power available on east end of rear building. Ceiling heights 18' to the eaves and 21' to the peak. One Semi loading dock and four overhead drive-in doors. Both buildings are fully equipped with sprinkler systems.

Population

	180,779 10 Mile Radius	313,672 20 Mile Radius	376,232 30 Mile Radius
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Source: ESRI®, 2024

Households

	78,416 10 Mile Radius	134,345 20 Mile Radius	160,349 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Interstate: I-74 (5.6 mi.)
Nearest Airport: Peoria International Airport (13.9 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Sewer: Greater Peoria Sanitary District