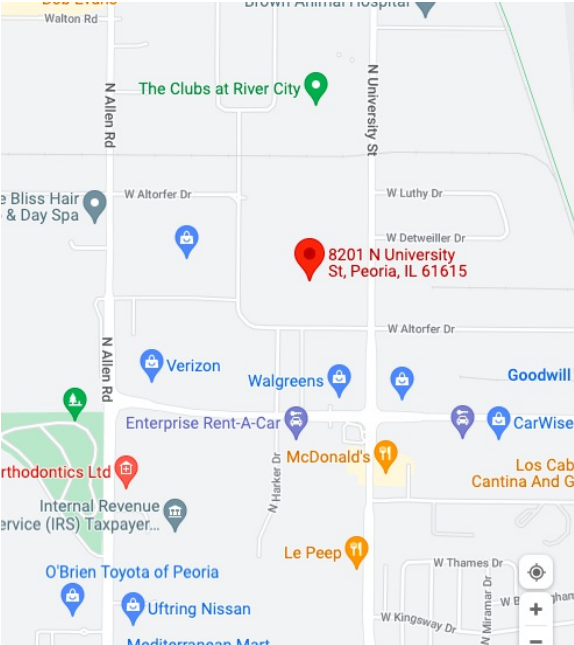


**8201 N. University Street**  
8201 N. University Street , Peoria, IL 61615 | Peoria, IL | US | Peoria County  
Available SF: 13,440 | Lease Rate: \$13.5



Building Type:	Industrial
Available SF:	13,440
Total SF:	145,340
Zoning:	Industrial
Site Size:	17.06 Acres
Within City Limits:	Yes
Lease Rate:	\$13.5
Last Updated:	Mar 10, 2022

**Economic Development Contact**

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

**Realtor/Owner Contact**

**Jason Miller**  
Maloof Commercial  
309.229.4908 | jason@malooofcom.com

**Property and Area Description**

- Zoning : I1 GIS PIN number : 1406427001 -Description 145,340 total sq. ft. 13,440 sq. ft. office space -Highlights Building offers 20 docks 20'-24' ceiling height Large open office with LED lighting T5 fluorescent lighting in warehouse Office Sub-Lease: \$13.50 psf MG + electric

**Population**

	<b>178,940</b> 10 Mile Radius	<b>313,398</b> 20 Mile Radius	<b>375,980</b> 30 Mile Radius
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Source: ESRI®, 2024

**Households**

	<b>77,616</b> 10 Mile Radius	<b>134,226</b> 20 Mile Radius	<b>160,261</b> 30 Mile Radius
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Source: ESRI®, 2024

**Transportation**

**Nearest Highway:** IL-40 (3.3 mi.)  
**Nearest Interstate:** Route 6 (2.7 mi.)  
**Nearest Airport:** General Wayne A. Downing Peoria International Airport (14.5 mi.)  
**Rail Served:** Unknown  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

**Utilities**

**Natural Gas:** Ameren  
**Water:** IL American Water  
**Sewer:** Greater Peoria Sanitary District