

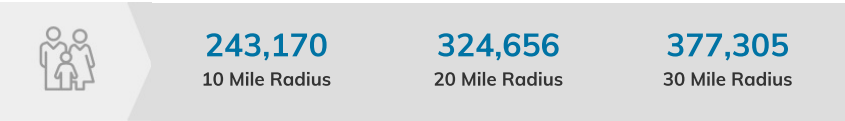


Building Type:	Commercial, Industrial
Available SF:	30,090
Total SF:	30,090
Number of Stories:	1
Ceiling Peak:	18 Ft.
Expandable:	Unknown
Zoning:	Industrial, Commercial
Site Size:	1.37 Acres
Former Use:	Furniture Store
Specialty Features:	Enterprise Zone, Opportunity Zone, TIF District
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Lease Rate:	\$5.99
Lease Rate Note:	NNN
Last Updated:	Sep 21, 2023

Property and Area Description

30,090 SF of retail/warehouse space for lease on SW Adams in downtown Peoria. Property is currently occupied by UFS Furniture, Appliances and Mattress Outlet. Existing business will still be in operation and is consolidating into the main building across the street. Majority of the space is setup as an open showroom for furniture with warehouse storage on the East end with semi dock access. Air conditioning and heat set up throughout. Property is fully sprinkled, has two dock doors and 18 foot ceilings. Shared parking lot with 82 spaces onsite with an additional 1.37 acres available for additional parking or outdoor storage on the corner of Edmund and SW Washington. Main property is zoned CN with the 1.37 acre parcel zoned I2 heavy industrial. Potential to have entire parcel be rezoned to I2.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Interstate: I-74/I-474 (1.5 mi.)
Nearest Airport: PIA (6.2 mi.)
Nearest Commercial Airport: PIA (6.2 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Natural Gas: Ameren Illinois
Water: Illinois American Water
Sewer: Greater Peoria Sanitary Department