

## Peru, IL - Madison Medical Partners 53.04 acres

4400 Marquette Road | Peru, IL | US | LaSalle County

Available Acres: 53.04 | Lease Rate: \$0.55 | Lease Terms: Triple Net | Sale

Price: \$184,000



### Property and Area Description

Madison Medical Partners, LLC is a prime location property in north Peru, IL (fastest growing section of Peru) and an ideal location for any project from senior housing to commercial needing up to 60 +/- acres. It is located .3 of a mile from I-80 and 4.5 miles away from the I-80 & I-39 interchange, two miles from Illinois Valley Regional Airport, and two miles from the Illinois River. This site is eligible for Enterprise Zone incentives and Illinois Tax Free bond financing up to \$500 million, making it the perfect combination of development incentives. Superb access to infrastructure makes it easy to get back and forth safely without traffic congestion.

### Transportation

**Nearest Highway:** IL Route 251 (0.25 mi.)

**Nearest Interstate:** I-80 (.3 mile mi.)

**Ingress/Egress Notes:** Just south (.3 mile) from I-80 at first intersection 38th Street turn east 2 blocks. Site is located at the foot of east 38th Street. A second entrance is on Marquette road 200 feet north of Wenzel Road in Peru, Illinois.

**Nearest Airport:** Illinois Valley Regional (2.00 mi.)

**Nearest Commercial Airport:** Central Illinois Regional (60.00 mi.)

**Distance to Mass Transit:** 15

**Rail Served:** No

**Rail Served By:** None, BNSF Railway

**Rail Type:** Active

**Rail Accessible:** Yes

**Rail Infrastructure in Place:** No

**Rail Contact:** Property Contact - Robert J Vickrey, MD

**Rail Contact Phone:** 608-234-5011

**Rail Contact Email:** madimedillc@gmail.com

**Short Line Contact:** Property Contact - Robert J Vickrey, MD

**Short Line Contact Phone:** 6082345011

**Short Line Contact Email:** madimedillc@gmail.com

<b>Zoning:</b>	Commercial, Retail, Mixed Use, Residential, Planned Business Park, Office, Manufacturing
<b>Topography:</b>	Flat
<b>Adjacent Available Acres:</b>	410
<b>Setting:</b>	Agricultural Land
<b>Within City Limits:</b>	No
<b>Site Dimensions:</b>	email for survey: madimedillc@gmail.com
<b>Specialty Features:</b>	Enterprise Zone
<b>Sale Price:</b>	\$184,000
<b>Sale Price Note:</b>	\$184,000/acre or \$5.00 SQ/FT
<b>Lease Rate:</b>	0.55
<b>Lease Terms:</b>	Triple Net
<b>Last Updated:</b>	Jul 25, 2023

### Economic Development Contact

**Property Contact - Robert J Vickrey, MD**  
Madison Medical Partners, LLC  
733 Struck Street #45107  
Madison, WI 53744  
(608) 234-5011 | madimedillc@gmail.com

### Utilities

**Electric:** City of Peru

**Natural Gas:** Ameren

**Water:** City of Peru

**Sewer:** City of Peru

**Telecommunications:** AT&T

### Realtor/Owner Contact

**Robert J Vickrey, MD**  
Madison Medical Partners, LLC  
608-234-5011 | madimedillc@gmail.com