

# Industrial Lease Space - Plank Road - 64,000 Sq Ft

PEORIA, IL



## LEASE BROCHURE

**KW COMMERCIAL**  
2426 W. Cornerstone Court  
Peoria, IL 61614

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INDUSTRIAL LEASE SPACE - PLANK ROAD - 64,000 SQ FT

# Kepple Real Estate Group

1

EXECUTIVE SUMMARY

SITE PLAN

ADDITIONAL PHOTOS

PLANK ROAD RETAIL MAP

LOCATION MAPS

DEMOGRAPHICS MAP

## OFFICE FOR LEASE

### INDUSTRIAL LEASE SPACE - PLANK ROAD - 64,000 SQ FT

6718 W Plank Road, Peoria, IL 61604



#### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	16.9 Acres
<b>BUILDING SIZE:</b>	231,442 SF
<b>ZONING:</b>	Industrial

#### PROPERTY OVERVIEW

Industrial space previously used for galvanizing.  
Commission for lease is \$70,000 flat.

#### PROPERTY HIGHLIGHTS

- Previously used as galvanizing facility.
- 3 Chemical Pits
- External Acid tank
- Access Road off Major Highway

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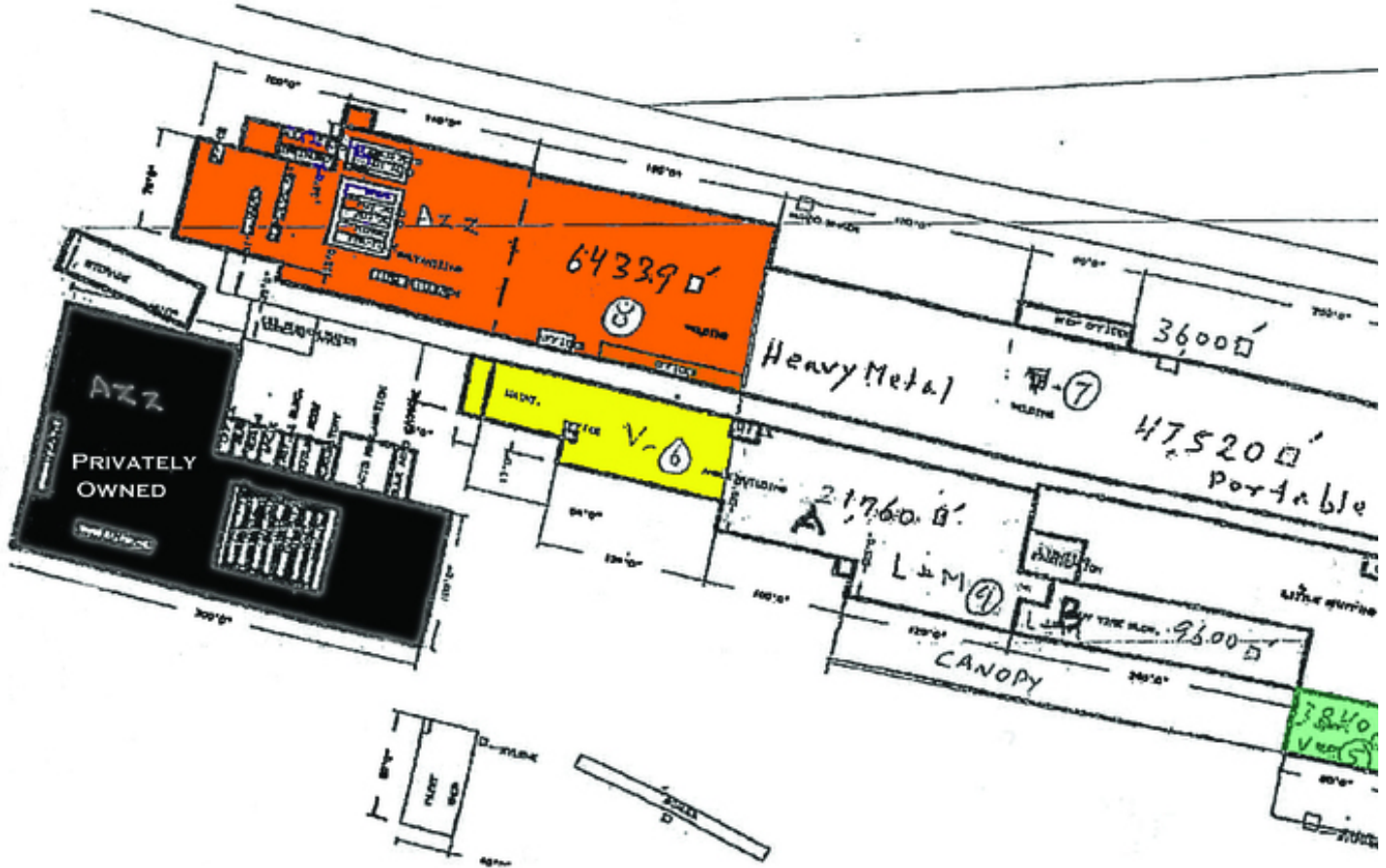
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Maxwell Road (Route 116) to W Plank Road - access road to building.  
Orange Area - 64,339 Sq Ft  
Separate Entrance

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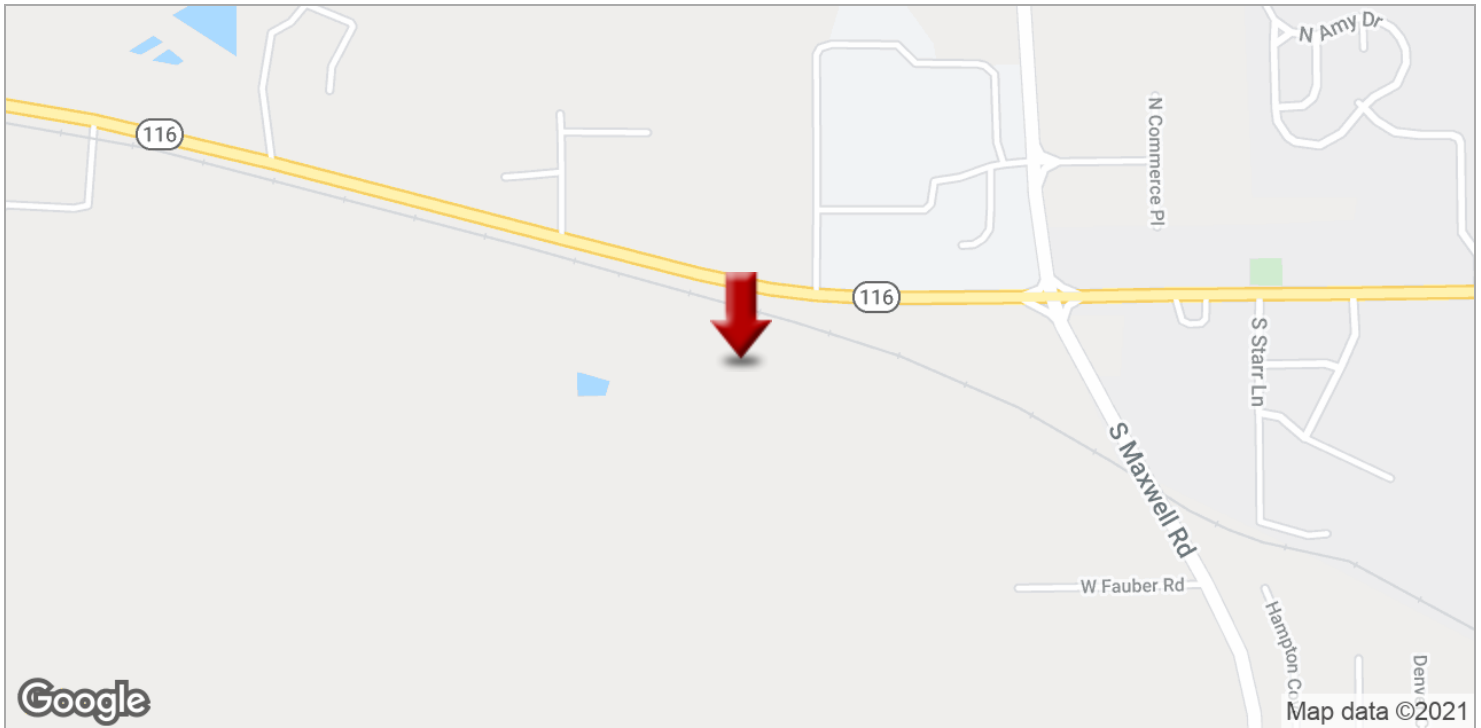
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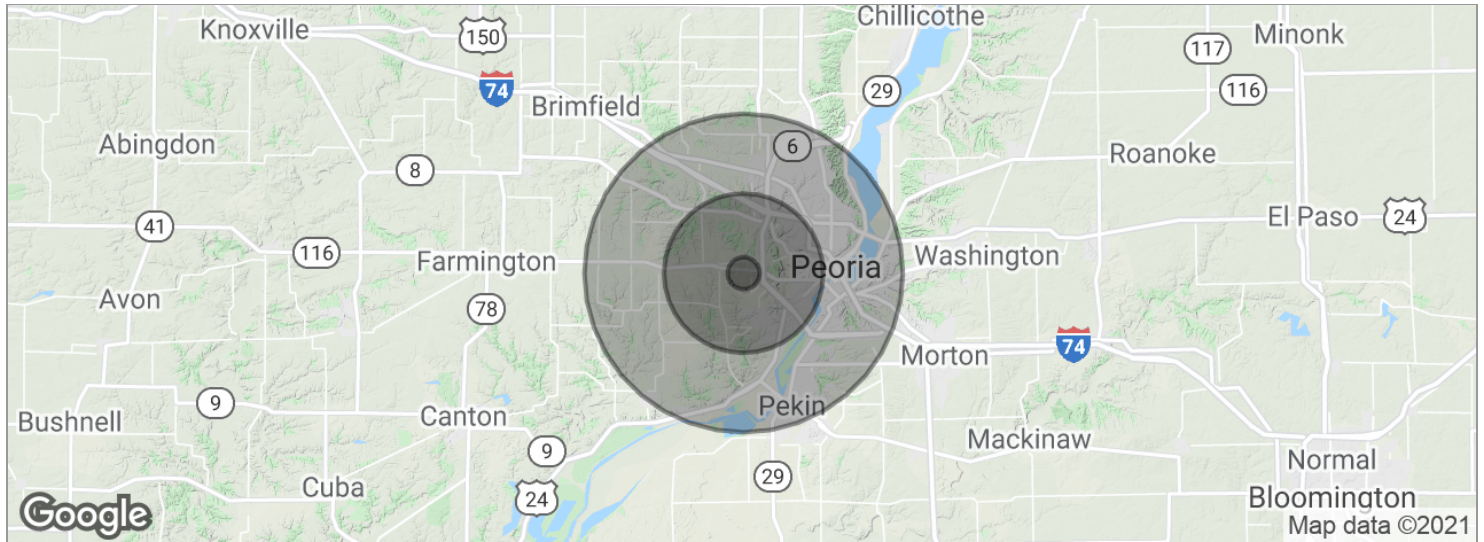
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,104	45,999	234,357
Median age	41.6	39.5	36.6
Median age (male)	37.5	37.4	34.8
Median age (Female)	44.4	40.9	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	387	18,366	96,810
# of persons per HH	2.9	2.5	2.4
Average HH income	\$62,817	\$58,657	\$61,507
Average house value	\$111,716	\$117,773	\$132,029

*\* Demographic data derived from 2010 US Census*

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