

2601 W Altorfer - Warehouse/Showroom

2601 West Altorfer, Peoria, IL 61615



SALE PRICE

\$1,350,000

OFFERING SUMMARY

Available SF:

Lot Size: 6.08 Acres

Year Built: 1997

Building Size: 30,735 SF

Renovated: 2002

Zoning: Enterprise

Traffic Count: 19,400

Price / SF: \$43.92

PROPERTY HIGHLIGHTS

- Desirable Business District on Peoria's North side
- Enterprise Zone
- Showroom/Warehouse
- 5 Steel-framed Buildings
- 2 enclosed loading docks with drive thru
- High Ceilings
- Ample Parking
- Over 40,000 sf of covered storage
- Close to Interstate
- Concrete Surfaces
- Fenced Out-lot

Property & Location Overview

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PROPERTY OVERVIEW

Core 3 is pleased to present the exceptional opportunity to acquire a 100% fee-simple interest in the Industrial/Showroom Flex-Space at located at 2601 W. Altorfer in Peoria, Illinois. The Property consists of two parcels (6.03 Acres) housing 5 free standing steel buildings. Building 1 (21,360 sf) is divided into a 5760sf Office/Showroom, an 8,000sf Heated Warehouse, a 7,000sf Unheated Warehouse and an enclosed, 2-bay Loading Dock. Building 2 (9,375sf) is an enclosed Unheated Warehouse. Building 3 (1,898sf) is a 3-sided steel building with a cantilever racking system. Building 4 (5,673sf) is a 3-sided steel building and Building 5 (1,898sf) is a free standing "T-shed" with cantilever racking. Building 1 was constructed in 1997 for Hundman Lumber. Over the next four years, 4 structures were added, the out-lot was surfaced in concrete and the property was enclosed by fence. to Peoria, Illinois, home to the 12,000 person Caterpillar workforce. The population of 211,900 within a ten-mile radius is ripe with a skilled labor force.

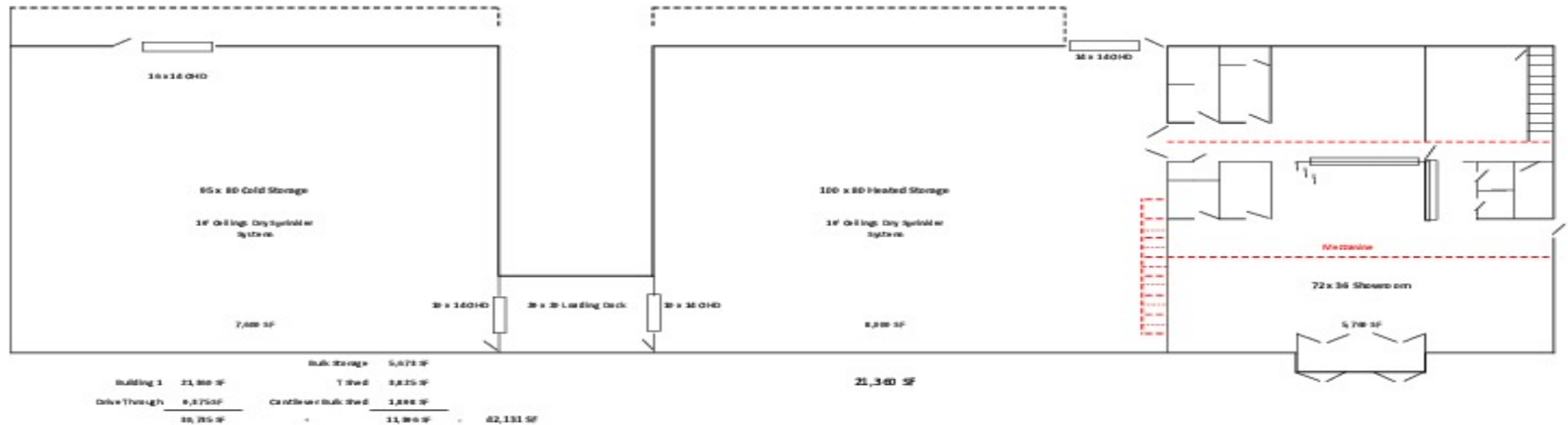
LOCATION OVERVIEW

The subject property is located near the northwestern edge of Peoria, Illinois. The population of Greater Peoria is approximately 211,900. The subject property is located at 2601 West Altorfer just south of the Walmart Plaza on N. Allen Road. The subject property is located in close proximity to Interstates 74, 474 and Rt.6.

Building 1 Floor Plan

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Additional Photos

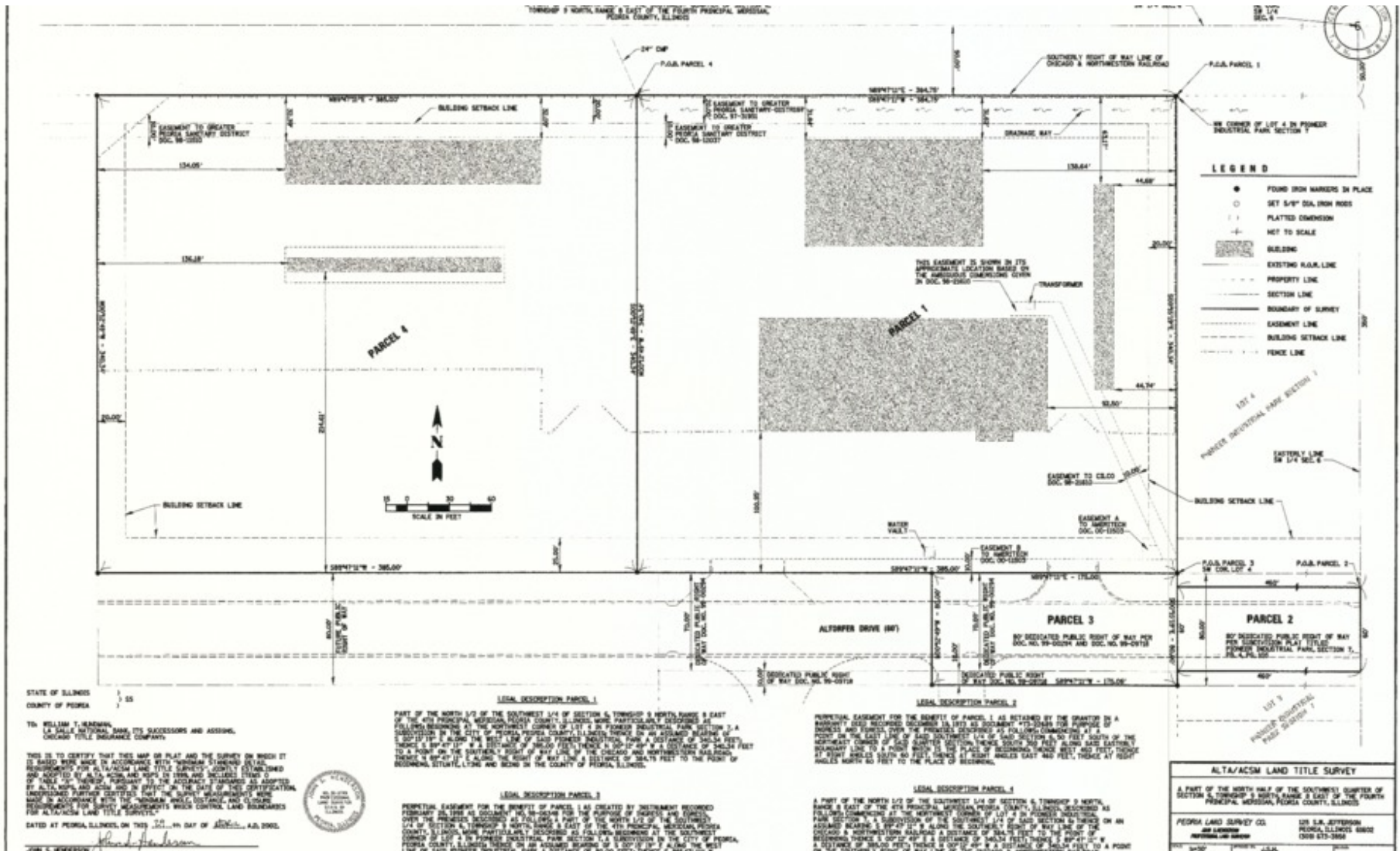
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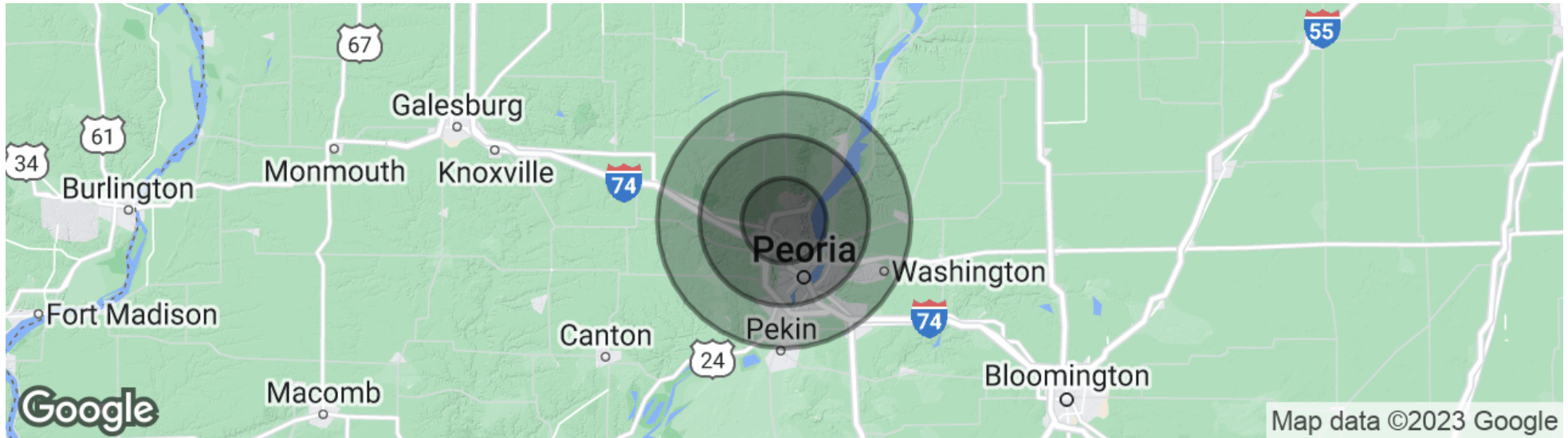
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POPULATION

	15 MILES	10 MILES	5 MILES
Total population	318,356	211,903	80,911
Median age	37.6	36.8	40.1
Median age (Male)	36.1	35.1	37.5
Median age (Female)	39.1	38.5	42.6

HOUSEHOLDS & INCOME

	15 MILES	10 MILES	5 MILES
Total households	129,175	87,099	34,911
# of persons per HH	2.5	2.4	2.3
Average HH income	\$67,952	\$67,631	\$83,716
Average house value	\$143,064	\$144,386	\$181,074

* Demographic data derived from 2020 ACS - US Census

Industrial-Flex Property For Sale

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