

# INDUSTRIAL WAREHOUSE

## THUNDERBIRD LANE - EAST PEORIA



# FOR LEASE:

7,748 SF INDUSTRIAL/OFFICE  
\$5.95 PSF - NNN

## PROPERTY FEATURES

- Industrial space available in East Peoria business, just off Hwy 150.
- Conveniently located off Rt. 116/Caterpillar Trail, close to McCluggage Bridge.
- Shared loading dock access with access to forklift to load and unload trucks.
- Heavy electrical power, tall ceilings and a common forklift and scissor lift available at no extra charge.





# INDUSTRIAL WAREHOUSE

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Space	Square Feet	Lease Rate	Description
Unit 4-6	7,748	\$5.95 PSF - NNN	<p>Freshly painted. Concrete floor cleaned and sealed. New overhead LED lighting. New waterproof flooring in the reception area of the office, new carpet in the office. Two overhead doors.</p> <p>Space includes a 300 SF Office space - Heated, AC, private bathroom, custom ceramic tile. Access to two semi height loading docks directly outside of one of the 2 14' foot overhead doors in unit. This unit is equipped with Locking high value inventory/tool room for additional security. NNN expenses are \$1.03 PSF.</p>





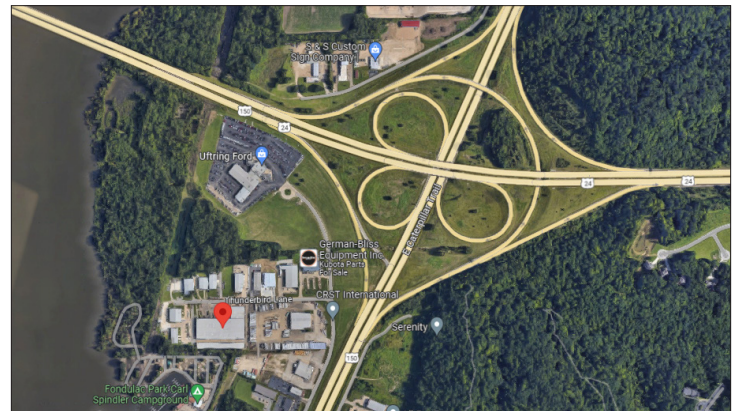
# INDUSTRIAL WAREHOUSE THUNDERBIRD LANE - EAST PEORIA

**Joseph & Camper**  
COMMERCIAL



## PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL/OFFICE
AVAILABLE SPACE	UNIT 4-6: 7,748 SF
PARKING	FREE SURFACE PARKING
ZONING	I-1
YEAR BUILT	2000
ELECTRIC	3 PHASE - 400 AMP, A 3 PHASE - 480 AMP, AND AN ADDITIONAL SINGLE PHASE - 100 AMP BOX
LEASE RATE	UNIT 4-6: \$5.95 PSF - NNN



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