

# WAREHOUSE/OFFICE

## 8304 N UNIVERSITY ST - PEORIA



# FOR LEASE:

10,206 SF WAREHOUSE/OFFICE  
\$7.50 PSF

## PROPERTY FEATURES

- One Warehouse with showroom/office space remaining for lease on North University.
- A total of 10,206 SF and includes approximately 4,935 SF of showroom space up front and 5,271 SF of warehouse in the rear.
- Front showroom includes a 10 FT commercial hood with ansul system and a bar with plumbing in place.
- Rear warehouse offers one dock door and ceiling heights 12'4" x 14' 10".
- Showroom area could be opened up to offer more warehouse area if needed.
- Located approximately 1 mile from Route 6 interchange that leads to I-74/I-474.





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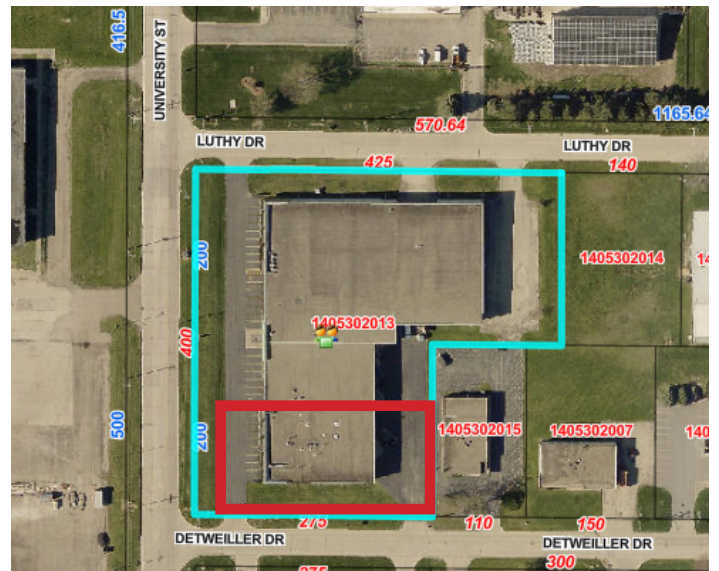


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## PROPERTY DETAILS

PROPERTY TYPE	WAREHOUSE/SHOWROOM/ OFFICE/RETAIL
SPACE AVAILABLE	UNIT 1: 10,206 SF
PARKING	ON SITE PAVED LOT
ZONING	I-1
DOCK DOORS	UNIT 1: (1) 8 x 8
LEASE PRICE	\$7.50 PSF
LEASE TYPE	MODIFIED GROSS



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