



RED BULL DISTRIBUTION

3605 N PARISH AVENUE, PEORIA, IL 61604

FLEX BUILDING INVESTMENT

DAN MALOOF

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OFFERING SUMMARY

Sale Price:	\$2,850,000
Lot Size:	3.05 Acres
Building Size:	23,454 SF
Zoning:	C1 - General Commercial
NOI:	\$156,876.00

LOCATION DESCRIPTION

Located along War Memorial Drive (US Rt. 150) with current access from Florence Avenue. This area is heavy with retail developments and is surrounded by established residential neighborhoods.

Rt. 150 is one of the main corridors through Peoria with a direct connection to I-74.

PROPERTY HIGHLIGHTS

- Nationally recognized beverage company recently signed a 5-year modified triple net lease w/ (2) 5-year renewal options
- Minimal landlord responsibility
- ±23,454 sf fully leased pre-engineered metal & wood frame building.
- 600 amp 3-phase power, 2 docks, 1 OH doors, & sprinklered
- Development potential of 0.8 acres (zoned R2) located adjacent to the building on the east and 1.16 acre (zoned C1) concrete lot located adjacent to the building on the west
- Property is partially contiguous with additional land available for development

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