### **2305 W ALTORFER DR**

PEORIA, IL 61615

### FLEX BUILDING FOR LEASE



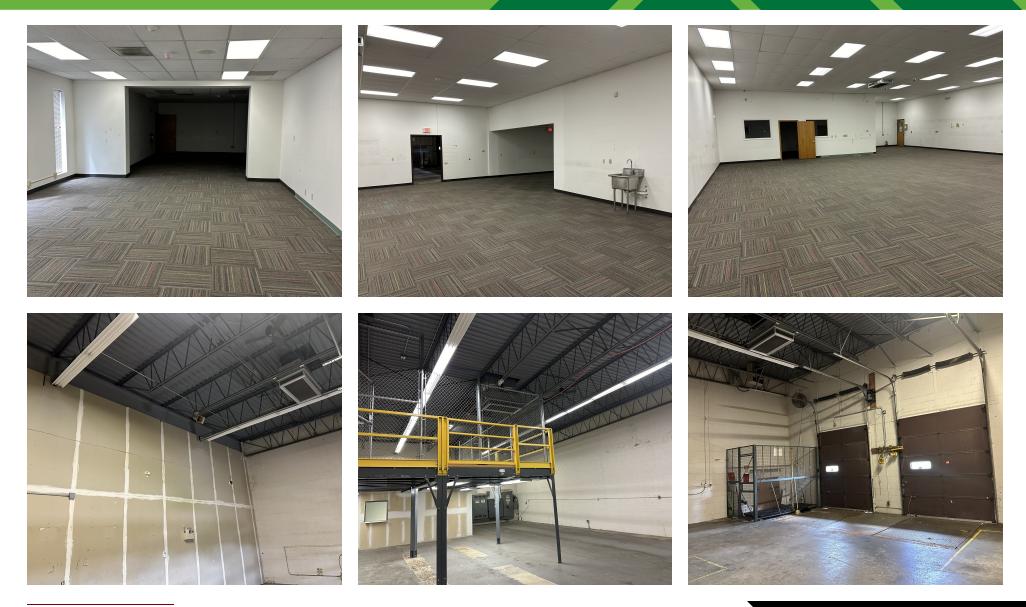
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#### **LOCATION DESCRIPTION**

North Peoria Industrial Park located less than a mile to interstate access. Neighboring businesses include Kreiling Roofing, OSF Hospice Administrative Office, Peoria Elite Gymnastics, UHaul, Maui Jim, and WalMart.

#### **PROPERTY HIGHLIGHTS**

- 11,030 sf flex building on 1.25 acres
- Private offices & a conference room
- Entry area with lobby
- Spacious wholesale area & warehouse
- Dock & overhead doors

#### **OFFERING SUMMARY**

Lease Rate:	\$8.50 psf NNN
Building Size:	11,030 SF
Lot Size:	1.25 Acres

DEMOGRAPHICS	1 MILE	<b>5 MILES</b>	10 MILES
Total Households	1,241	36,925	84,956
Total Population	1,991	76,971	182,952
Average HH Income	\$62,142	\$83,222	\$70,575



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### MALOOF COMMERCIAL Real Estate Company

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