

2305 W ALTORFER DR

PEORIA, IL 61615

FLEX BUILDING FOR LEASE

DAN MALOOF

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MALOOF
COMMERCIAL
Real Estate Company

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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 | 5 MILES | 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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