

# COMMERCIAL FLEX BUILDING

## 2116 TOWNLINE RD - PEORIA

*Joseph & Camper*  
COMMERCIAL



# FOR LEASE:

5,895 SF WAREHOUSE/RETAIL/OFFICE SPACE  
\$7.25 PSF - NNN

## PROPERTY FEATURES

- Hard to find 5,895 SF flex space for lease in a multi-tenant building in Pioneer Park.
- Setup offers approximately 4,575 SF of warehouse with 1,320 SF of office space.
- Office area layout consist of four private offices with some open area.
- One dock door and two 14 x 14 overhead drive-in doors offering drive-thru capability.
- Fully sprinklered, 3 phase 400 amp electrical and tall ceilings ranging from 21'9 at the eaves to 23'6 at the peak.
- Warehouse offers two additional private offices, two restrooms and a slop sink area.
- Additional mezzanine storage space above the office area approximately 45 x 22 and 10 x 22.
- Location on Townline Road offers excellent visibility for a retail user looking for a small office/showroom with warehouse space.
- Other building tenants include Sherwin-Williams Automotive, Terminix, Complete Home Respiratory Care & Evoqua Water Technologies.



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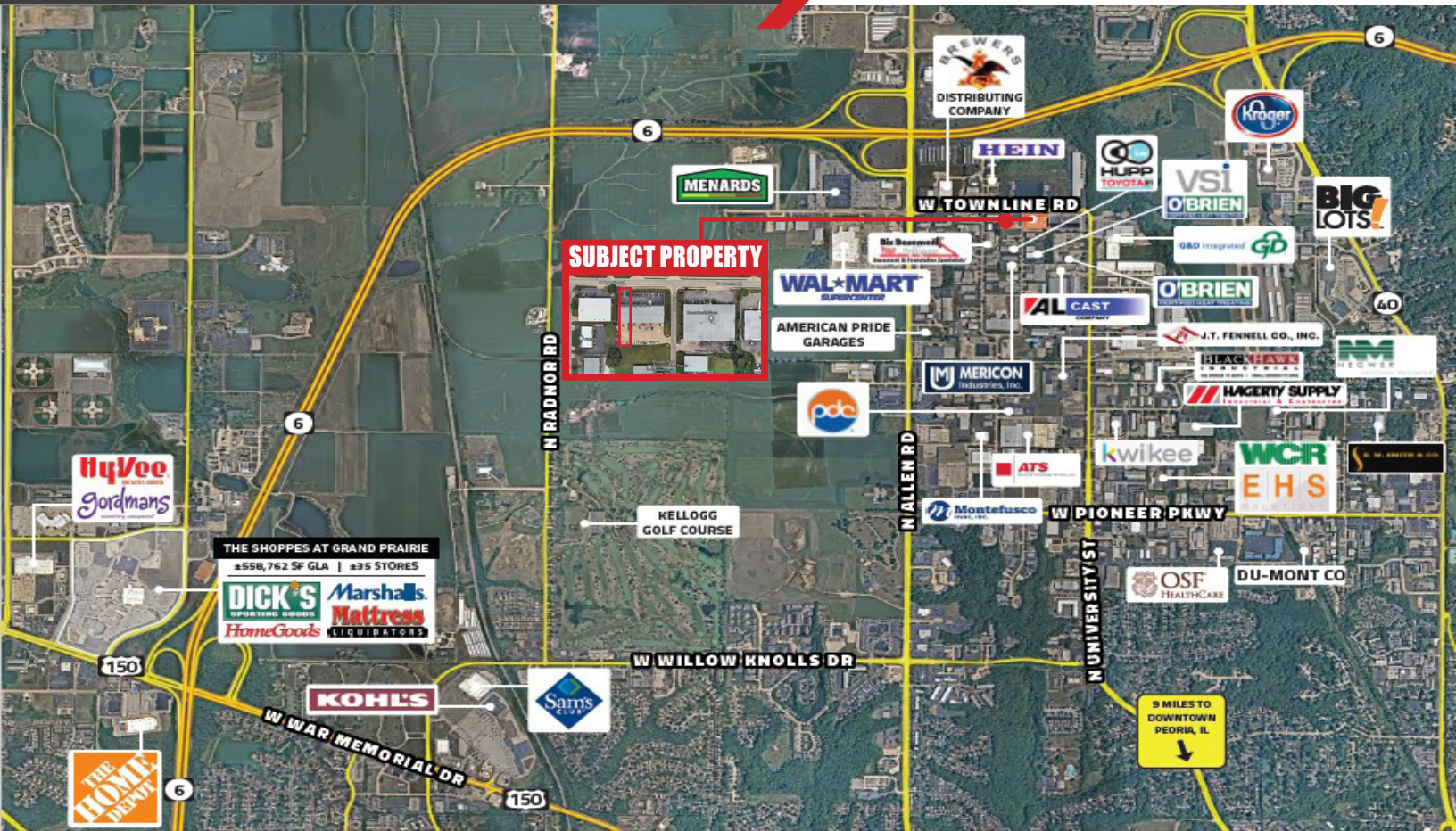
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## PROPERTY DETAILS

PROPERTY TYPE	WAREHOUSE/RETAIL/ OFFICE
SPACE AVAILABLE	WAREHOUSE: 4,875 SF OFFICE: 1,320 SF TOTAL: 5,895 SF
PARKING	SHARED PARKING LOT IN FRONT WITH ADDITIONAL PARKING IN THE REAR
ZONING	I1 - Industrial/ Business Park District

LEASE RATE \$7.25 PSF

LEASE TYPE NNN



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