



## EXCLUSIVE OFFICE & WAREHOUSE OFFERING

**1724 W. CHANUTE  
Peoria, IL 61615**

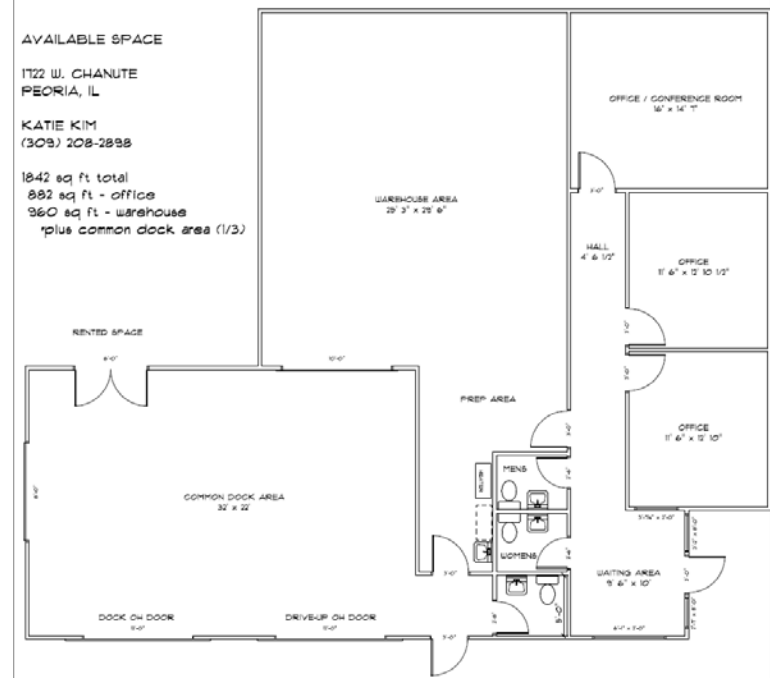


### INVESTMENT HIGHLIGHTS

- Easy Access to and from Interstate 474 & Route 6 (~18,000 cars daily)
- Property Near Wal-Mart & new Menards
- Accessible Development in Pioneer Industrial Park
- Drive-in Overhead Door & Dock Door Access
- New Carpet
- New Paint

### LEASE SUMMARY

Office SF	882
Warehouse SF	960
<b>TOTAL SF</b>	<b>1,842</b>
Price Per SF	<b>\$10.00</b>
Lease Type	<b>GROSS</b>
Lease Terms	<b>3-5 years</b>
Options	<b>2 x 3 year options</b>



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### OPERATING DATA

Base Rent (\$10.00/SF)	\$1,535
Monthly Total	\$1,535

### TENANTS IN BUILDING

■ Horan Construction, Inc.



### INVESTMENT OVERVIEW

The Kim Group at Keller Williams is pleased to offer this great leasing space which will provide a business the opportunity to locate in Pioneer Industrial Park. The other tenant in the building is Horan Construction, Inc.

The property is 1,842 SF consisting of 960 SF of warehouse space and 882 SF of office space. The warehouse area offers 16' high eaves, one (1) drive-in overhead door, one (1) dock overhead door, and access to common loading area. The office area offers two (2) large private offices, one (1) large conference room or third office, waiting area with lots of windows for natural light, and two (2) ADA restrooms. The property has it's own private entrance. So Tenant will not share a common entrance with other tenant in building. The Rock Island Trail is within walking distance from the property which is a nice side benefit for employees

Pioneer Industrial Park is located on the north end of Peoria and is one of the fastest growing areas. Within a mile radii you will find Wal-Mart, Menards, Arby's, KFC, Caterpillar Satellite Offices, OSF Satellite Offices, Budweiser Distribution, Sure Source, Illinois Cycle, Heartland Bank, and soon the new Peoria North Library.



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