



EXCLUSIVE OFFICE & WAREHOUSE LEASE SPACE

**2210 W. TOWNLINE ROAD
Peoria, IL 61615**



PROPERTY HIGHLIGHTS

- Located on main artery through Pioneer Industrial Park
- Great space for businesses looking for office and warehouse space.
- Office Space: consists of 3 large private offices, large conference/training room, employee break room, private reception office, waiting area, and 2 ADA restrooms.
- Warehouse Space: consists of smaller training/conference room, upper deck storage, and open area for loading and unloading through drive-in overhead door which is accessible from private rear drive.
- Well insulated building = **LOWER** utility costs.

LEASE SUMMARY

Available SF	2,320
Price Per SF	\$6.75
Lease Type	Triple Net (NNN)
NNN \$ Per SF	\$2.25
Year Built	1999
OH Door	1

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2426 W. Cornerstone Court • Peoria, IL 61614
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www.TheKimGroup.com

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OPERATING DATA

Base Rent (\$6.75/SF)	\$1,305
NNN* (\$2.25/SF)	\$435
Monthly Total	\$1,740

*NNN price is an estimate based off of the previous year's expenses.



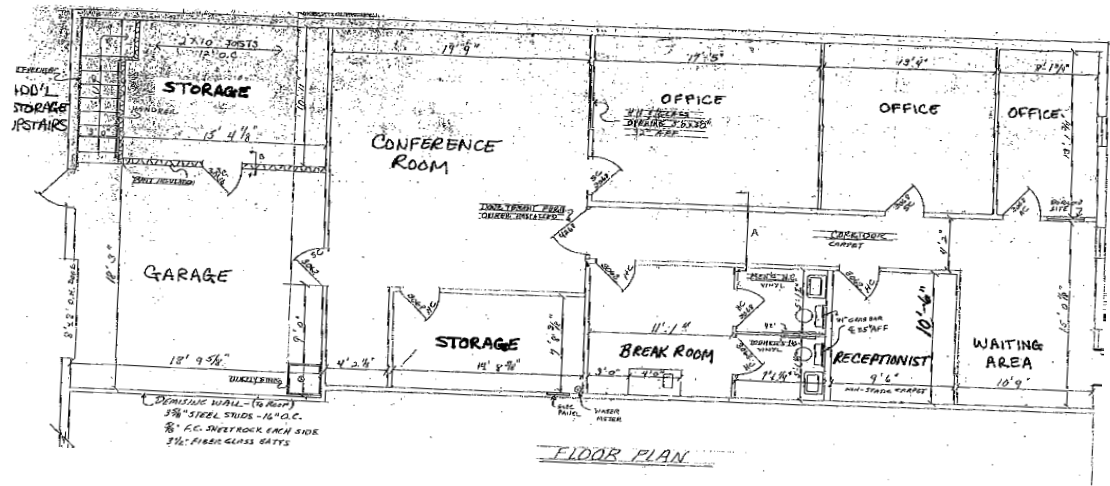
PROPERTY OVERVIEW

The Kim Group at Keller Williams is pleased to offer this great property space for a business looking for office and warehouse space.

The property contains a 2,320 SF. Office space consists of 3 good size private offices, large conference room, employee break room, multiple storage areas, and waiting room. Warehouse space consists of training/conference room, upper deck storage, and open area for loading and unloading through drive-up overhead door from private rear drive access.

Well insulated building that will provide lower utility costs.

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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