



EXCLUSIVE OFFICE & WAREHOUSE OFFERING



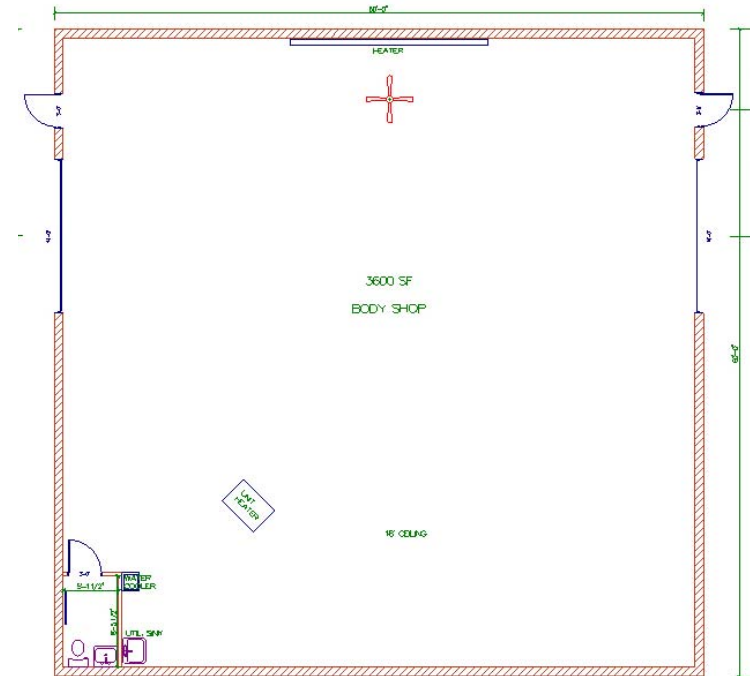
**2240 W. Townline
Peoria, IL 61615**

INVESTMENT HIGHLIGHTS

- Easy Access to and from Interstate 474 & Route 6 (~18,000 cars daily)
- Property Near Wal-Mart & new Menards
- Highly Visible, Accessible Development in Pioneer Industrial Park
- WELL Insulated Walls = LOWER UTILITY BILLS!
- Roof Insulation Rating: R-40

LEASE SUMMARY

Warehouse SF	3,600
TOTAL SF	3,600
Price Per SF	\$6.75
Lease Type	Triple Net (NNN)
Lease Terms	3-5 years
Options	2 x 3 year options



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2426 W. Cornerstone Court • Peoria, IL 61614
☎ (309) 208-2898 ✉ askus@thekimgroup.com

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OPERATING DATA

Base Rent (\$6.75/SF)	\$2,025
NNN (\$2.25/SF)*	\$675
Monthly Total	\$2,700

*NNN price may vary from year to year, but the figure shown is based off previous year.

TENANTS IN BUILDING

- ThyssenKrupp Elevators
- ERS Inc. Staffing & Healthcare Services
- Dr. Kim Gayon

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. Tenants in the building include ThyssenKrupp Elevators, ERS Inc. Staffing & Healthcare Services, & Dr. Kim Gayon.

The property is 3,600 SF consisting of warehouse space. The warehouse area offers 18' high eaves, two (2) drive-thru overhead doors each 14'x14', and an ADA restroom.

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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