

INDUSTRIAL PROPERTY FOR SALE

5.4 Acres , 10,000 sf Warehouse, I-2 Zoned

3540 – 3560 SW Adams Street

Peoria, IL 61603



3550 SW Adams

1,750 sf - Retail/Office

3560 SW Adams

10,000 sf - Warehouse/Office



Contact:

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FOR SALE – INDUSTRIAL LAND & BUILDINGS

5.4 Acres with a 10,000 sf Warehouse/Office, and 1,750 sf Retail/Office

3540 – 3560 SW Adams Street Peoria, IL 61603

PROPERTY

Shape: Rectangular – 985' x 175', relatively flat
Parcels: Four parcels totaling 5.4 acres
Site Control: City of Peoria
Zoned: I-2 - Light to Medium Industrial Use
Flooding: Not located in Flood Plain/Zone
Soil: Contamination on Site
Phase 1 and 2 conducted

BUILDING 1 – WAREHOUSE/OFFICE

Address: 3560 SW Adams, Peoria Il 61603
Size/Shape: 9,900 sf - Rectangular – 165' x 60' Footprint
Ceiling Height: 24 feet in Warehouse – 5,000 sf
Two Story Production – 4,000 sf each floor
Two Story Office – 900 sf each floor
Condition: Poor – Utilities Disconnected
Total SF: 14,500 sf

BUILDING 2 – RETAIL/OFFICE

Address: 3550 SW Adams, Peoria Il 61603
Size/Shape: Square – 42' x 42' Footprint
Ceiling Height: 12 feet
Condition: Poor – Utilities Disconnected
Total SF: 1,764 sf

UTILITIES

Electric/Gas: Ameren - On Site
Water: American Water – On Site
Sanitary: Greater Peoria Sanitary District – On Site

TRANSPORTATION ACCESS

Interstate Access: I-474, I-74 within 3 miles
Airport: Peoria International Airport, within 5 miles
Rail Service: Adjacent to Site
Barge Service: Peoria Barge Terminal within 1 miles
Traffic: 17,400 to 19,400 - Ave. Daily Traffic Count

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