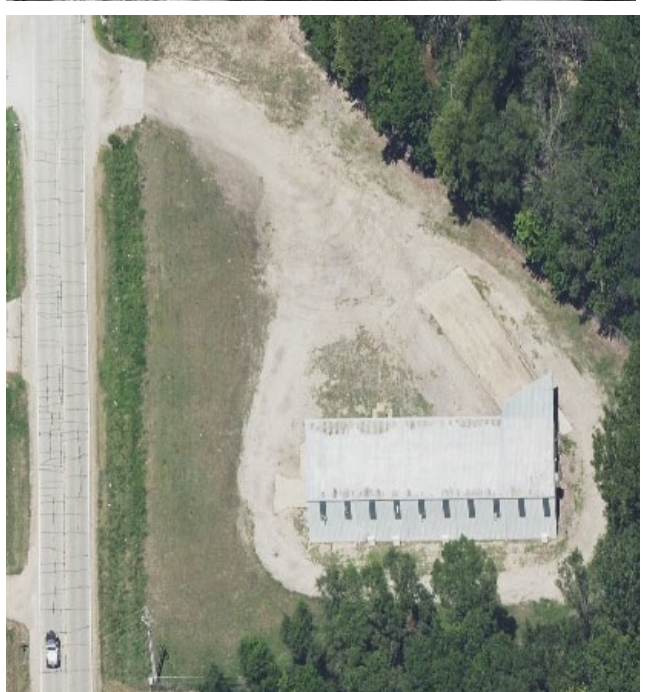
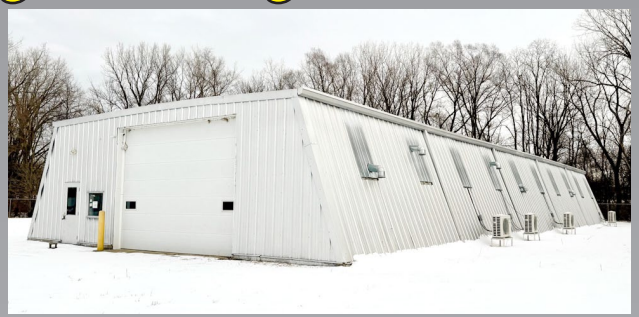


14340 State Route 29, Pekin, IL.

Standalone single-tenant warehouse/light manufacturing building



Available for sale is an industrial, concrete slab, single-tenant warehouse/light manufacturing building, totaling 5,760 square feet with a 400 sqft office area. Building is of steel construction, with open floor plan layout, insulated walls, 400+ amp electric service, two overhead service doors with one being having a trailer loading dock. Clear ceiling height in warehouse area is 14 feet. Site area is 1.65 acres (71,874 sqft), and is located in a light industrial district, zoned I-1. Permitted uses include but not limited to, warehousing, agricultural uses, retail services, light industrial uses. The property is located in unincorporated Pekin, Illinois, within Tazewell County, in the western portion of the county, approximately 11 miles southwest of the City of Peoria. The area is served by interstates I 55, I 155 & I 74 and Pekin Municipal Airport, approximately seven miles southwest of the city's central business district.

Offered at \$150,000



Exclusive marketing agent:
Ira Lauter 312-925-0900

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Northbrook, IL 60062