

1707 WEST CHANUTE ROAD

PEORIA, IL 61615



PROPERTY DESCRIPTION

Peoria Pioneer Industrial Park unit with warehouse, garage and office spaces to fit your business needs. Easy access to Route 6/I-74 from Allen Road. This 2,160 sq. ft. unit is zoned Industrial (I-1) to accommodate many business purposes. There are both front and rear drive in doors, warehouse and garage space, warehouse restrooms, office space, kitchenette and office restroom, with an additional fenced in drive and space in the rear of the building. Loft area above office is for additional storage. Advertised lease rate reflects a 5 year lease. Surrounding businesses include Illinois Crane, Wolf Distributing, Lynch Aluminum, Brown Animal Hospital, Byerly Sound Systems, BossTek, Trane Heating and Cooling, and other commercial/industrial businesses.

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/month (Gross)
Available SF:	2,160 SF
Building Size:	2,160 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	15	1,073
Total Population	0	31	2,283
Average HH Income	\$0	\$74,565	\$104,208

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

Jessica Ball

Broker, REALTOR
309.363.2929
jessicaball@remax.net
Broker IL#475.175281



Justin Ball

Broker, REALTOR
309.323.0399
justin.ball@remax.net
Broker IL#475.175281



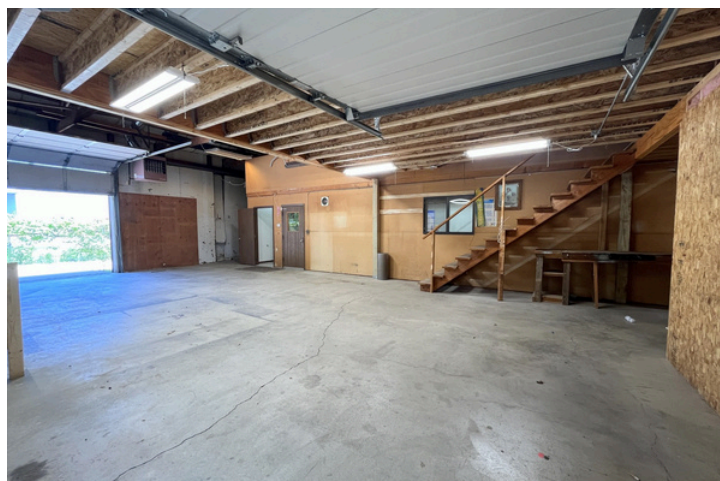
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Peoria, IL 61603

FOR LEASE | INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

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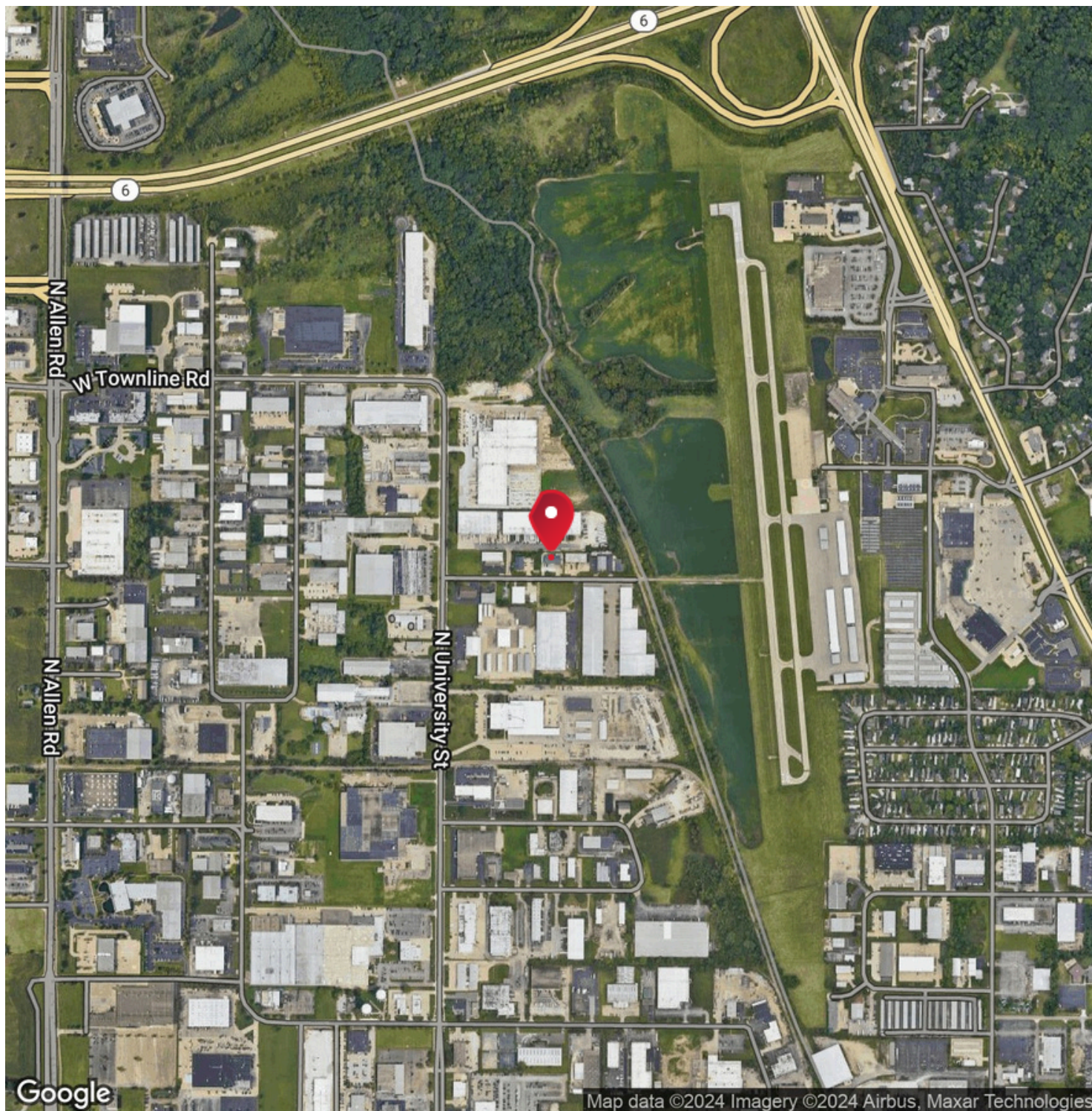
FOR LEASE

INDUSTRIAL PROPERTY

LOCATION MAP

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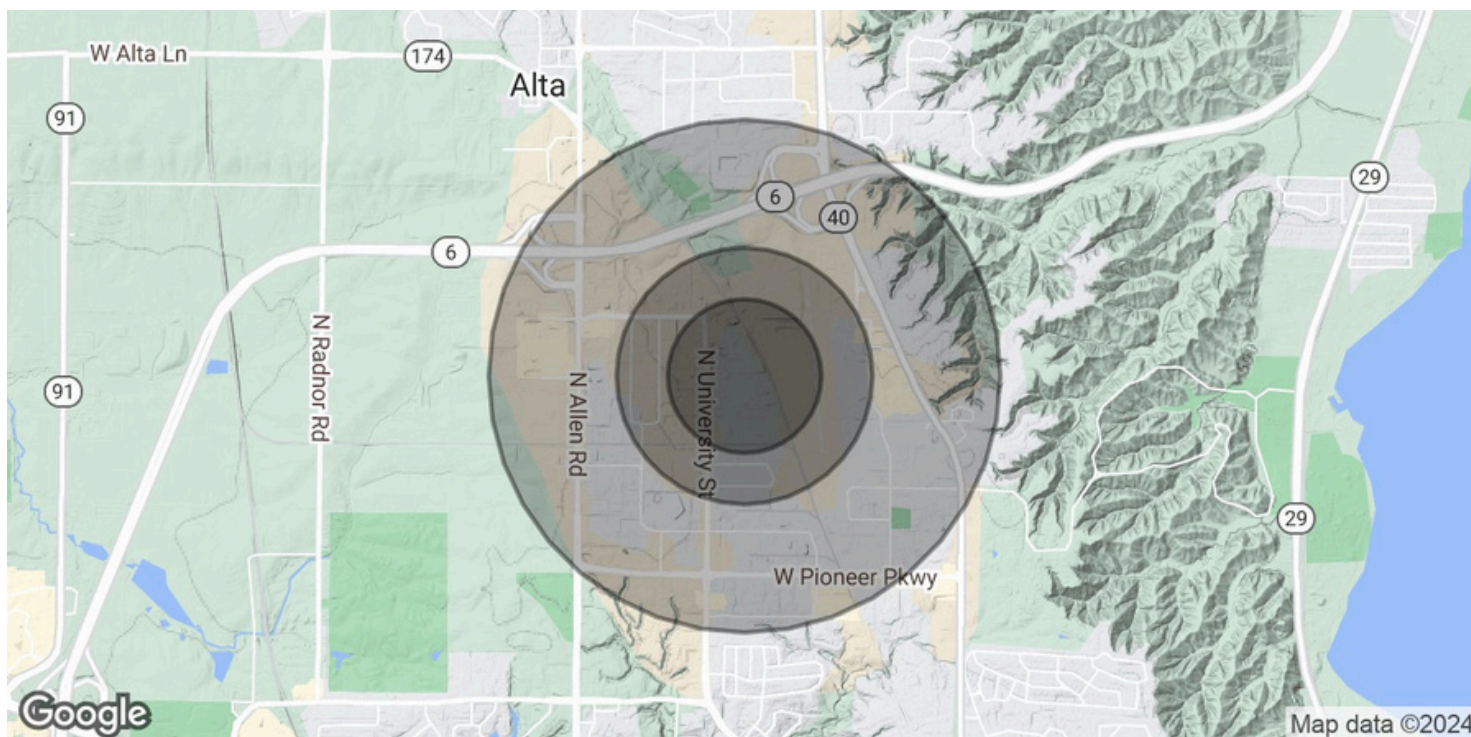
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	31	2,283
Average Age	0	41	39
Average Age (Male)	0	40	38
Average Age (Female)	0	42	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	15	1,073
# of Persons per HH	0	2.1	2.1
Average HH Income	\$0	\$74,565	\$104,208
Average House Value		\$162,879	\$246,616

Demographics data derived from AlphaMap

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About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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