

1254 INDEPENDENCE COURT

WASHINGTON, IL 61571



PROPERTY DESCRIPTION

Hard to find warehouse space/contractor bays just off of Cruger Road/Route 24. 1,440 - 7,200 sq. ft. warehouse bays for lease in a business park. Each of the 5 available bays are 1,440 sq. ft. and are clean, lined, high cube warehouse spaces with an oversized garage door and man door, overhead heater, water/sewer, and individual electric panels. There are no floor drains in the units, but there are drains just outside of each garage door. Three middle units can be combined for 4,320 sq. ft. open warehouse space, and there are currently 8'x8' cut outs into the two outer 1,440 sq. ft. bays. 1,440 spaces are \$825/mo gross + utilities, 3 middle bays together are available for \$2400/mo gross + utilities, or all 5 bays together are available at \$4000/mo gross + utilities. Two of the units currently have a restroom built out. 800 sq. ft. additional space also available on site.

OFFERING SUMMARY

Lease Rate:	\$825.00 - 4,000.00 per month (Gross)
Available SF:	1,440 - 7,200 SF
Building Size:	29,520 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	627	1,832
Total Population	327	1,758	5,123
Average HH Income	\$140,793	\$140,146	\$136,333

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

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FOR LEASE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

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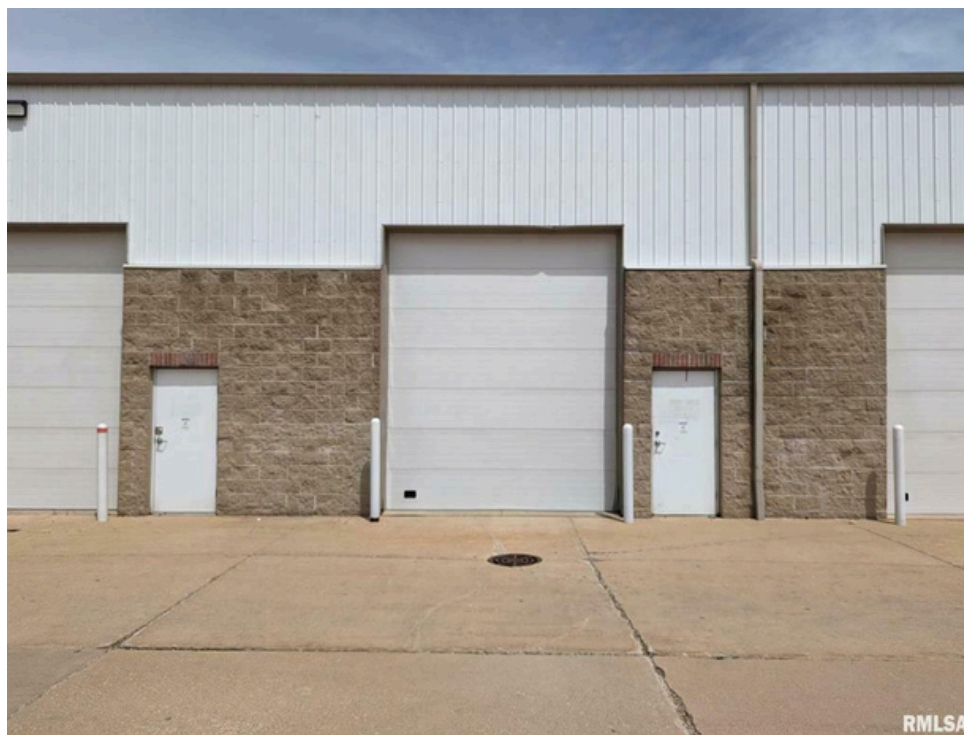
FOR LEASE

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,440 - 7,200 SF	Lease Rate:	\$825.00 - \$4,000.00 per month

AVAILABLE SPACES	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Single Bay	Available	1,440 SF	Gross	\$825 per month
3 Middle Bays Combined	Available	4,320 SF	Gross	\$2,400 per month
All 5 Bays	Available	7,200 SF	Gross	\$4,000 per month

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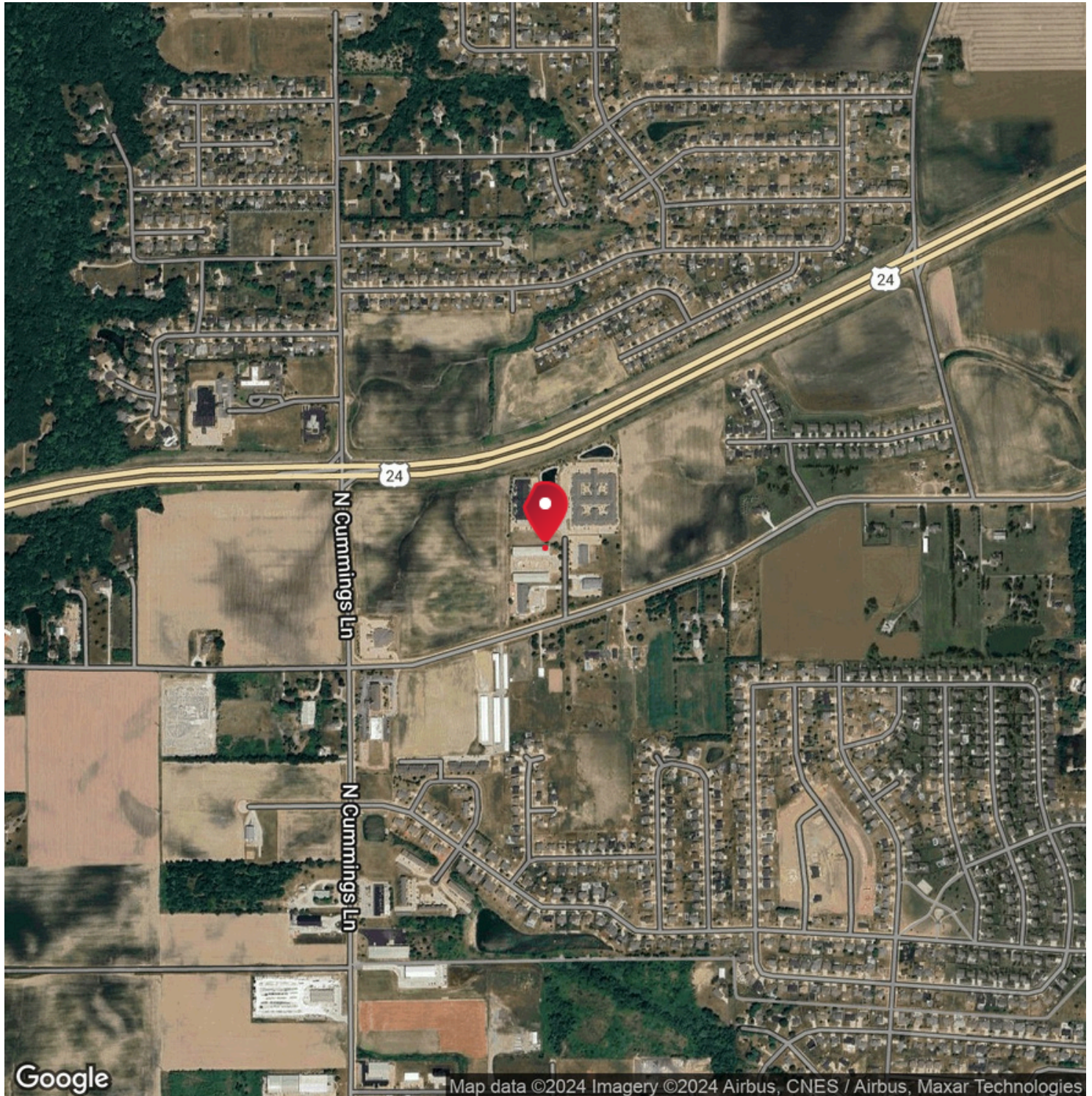
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LOCATION MAP

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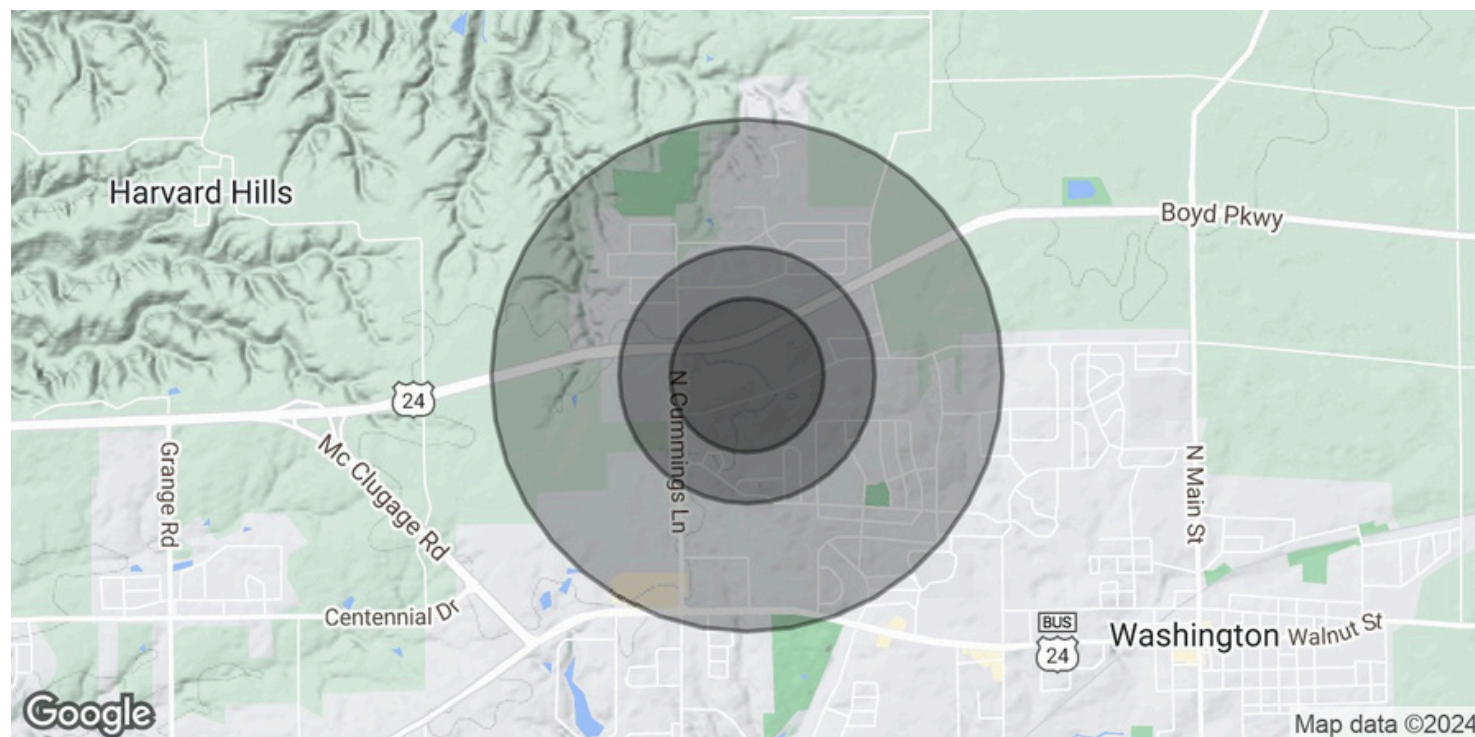


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	327	1,758	5,123
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	627	1,832
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$140,793	\$140,146	\$136,333
Average House Value	\$342,845	\$338,844	\$328,197

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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