

FOR SALE

\$950,000

**COLDWELL
BANKER
COMMERCIAL**

REAL ESTATE GROUP

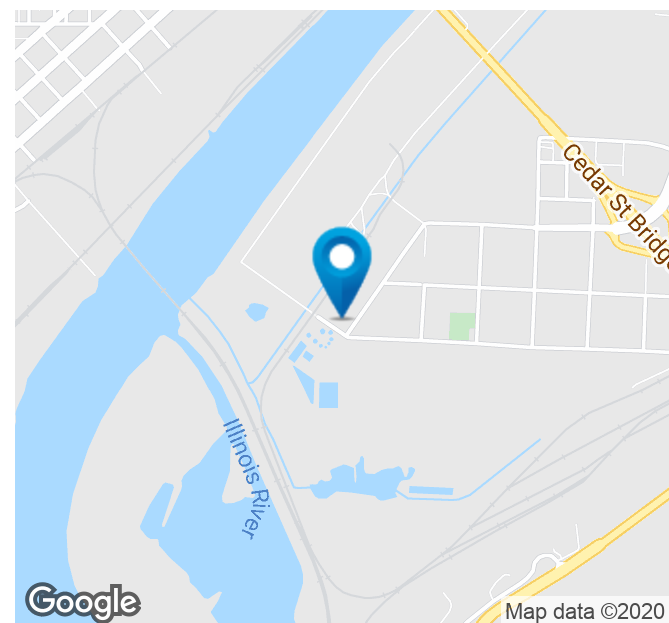
150 SPENCER STREET, EAST PEORIA, IL 61611
WAREHOUSE/OFFICE/R&D**Property Description**

Excellent opportunity for a well maintained facility in central Illinois.

Approximately 33,000 SF commercial building on 6.47 acres of improved, secure lot. Former office and R&D facility, this property is in excellent condition consisting of top notch office space, Lab and Warehouse along with private, secure lots to rear and front. This well-maintained facility is offered turn-key upon subdivision, with square footage nearly equally split between office, Lab and Warehouse .

Pave lot includes security fencing with private entrances, trailer parking with power poles, an independent fueling station and an overhead door leading to warehouse space. 10 jib cranes included throughout the property.

Call today to review additional documentation or schedule a tour.

**Justin Ferrill**

309.263.7400

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REAL ESTATE GROUP
101 WEST JEFFERSON
MORTON, IL 61550
309-263-7400

150 SPENCER STREET, EAST PEORIA , IL 61611

150 SPENCER STREET



OFFERING SUMMARY

Sale Price:	\$950,000
Available SF:	33,000 SF
Lot Size:	6.47 Acres
Building Size:	33,000 SF
Renovated:	2015
Market:	Central Illinois
Submarket:	East Peoria
Price / SF:	\$28.79

PROPERTY HIGHLIGHTS

- 33,000 +/- SF Facility
- 6.47 Acres Paved Ground
- 10 Jib Cranes on site
- Fence Secure Front Parking
- Fence Secure Rear Lot w/ Trailer Powers Stations
- OH Door to Back Lot
- Fueling Station on-site
- Well maintained, Turn-Key Facility

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PROPERTY OVERVIEW

Excellent opportunity for a well maintained facility in central Illinois.

Approximately 33,000 SF commercial building on 6.47 acres of improved, secure lot.

Formerly used as office and R&D, this property is in excellent condition consisting of top notch office space with reception entrance off private parking lot to front of office. A large, open bull-pen containing several private offices, a large break room, and an updated media room and conference room with A/V wiring and structured cabling throughout. Building is fully sprinkled and has an emergency shelter.

Lab/Shop space adjacent to office consists of several large rooms with power and infrastructure throughout. Two 1/2 ton runway cranes are affixed in large R&D rooms. Former lab had strict heating and cooling requirements and so a new, over-sized, rooftop AC unit was installed in 2016.

Lab area gives way to a large, open warehouse with crane, and utility mezzanine and roof access (stair access). Shop area includes three 2 ton jib cranes, three 1 ton jib cranes and four 1/2 ton jib cranes. One large overhead door opens to a private, large rear lot. Building features 480/277 electrical service.

The lot consists of 6.47 acres of improved lot with security fence throughout. A fuel island exists on site, including two pumps and three tanks. Poured concrete emergency shelter with entrance from interior offices and exterior lot, on site.

Employee and visitor parking off of Spencer street, separately fenced from rear and side yards (private and secured). Yard entrance from rear, off Cass Street. Yard extends behind the site and adjacent, all improved with pavement and security fencing.

Property is currently a part of the Caterpillar campus, and will be subdivided upon sale. The estimated costs to subdivide, which will include private hook up to Power, Sewer, Water, and Gas, is \$560,000.00. As a purchase incentive, Caterpillar will pay up to \$250,000.00 towards the subdivision costs. Incentive subject to terms of offer.

LOCATION OVERVIEW

Large secured site, corner of Cass and Spencer near Caterpillar's Building KK. East Peoria, IL.

East Peoria is a city in Tazewell County, Illinois with a population of roughly 25,000. East Peoria sits directly along the Illinois river, across from Peoria, Illinois and has regional and national access via Interstate 74 and Interstate 474

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SALE PRICE

\$950,000

LOCATION INFORMATION

Building Name	150 Spencer Street
Street Address	150 Spencer Street
City, State, Zip	East Peoria , IL 61611
County/Township	Tazewell
Market	Central Illinois
Submarket	East Peoria
Cross Streets	Spencer and Cass

BUILDING INFORMATION

Building Size	33,000 SF
Price / SF	\$28.79
Last Renovated	2015
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Load Factor	Yes

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Research & Development
Lot Size	6.47 Acres
APN#	000
Submarket	East Peoria

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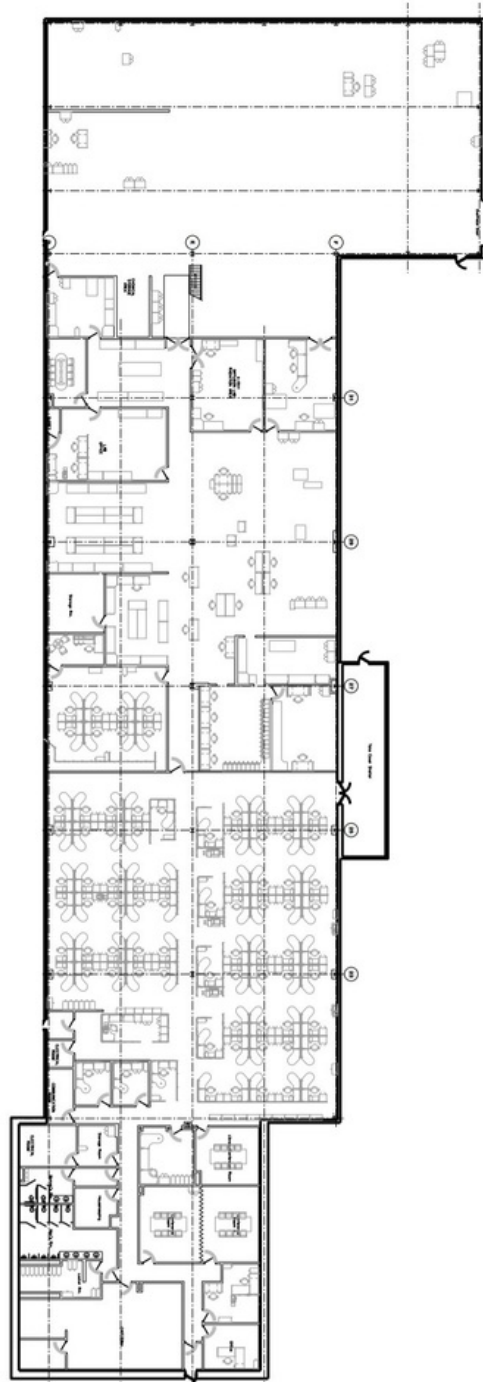
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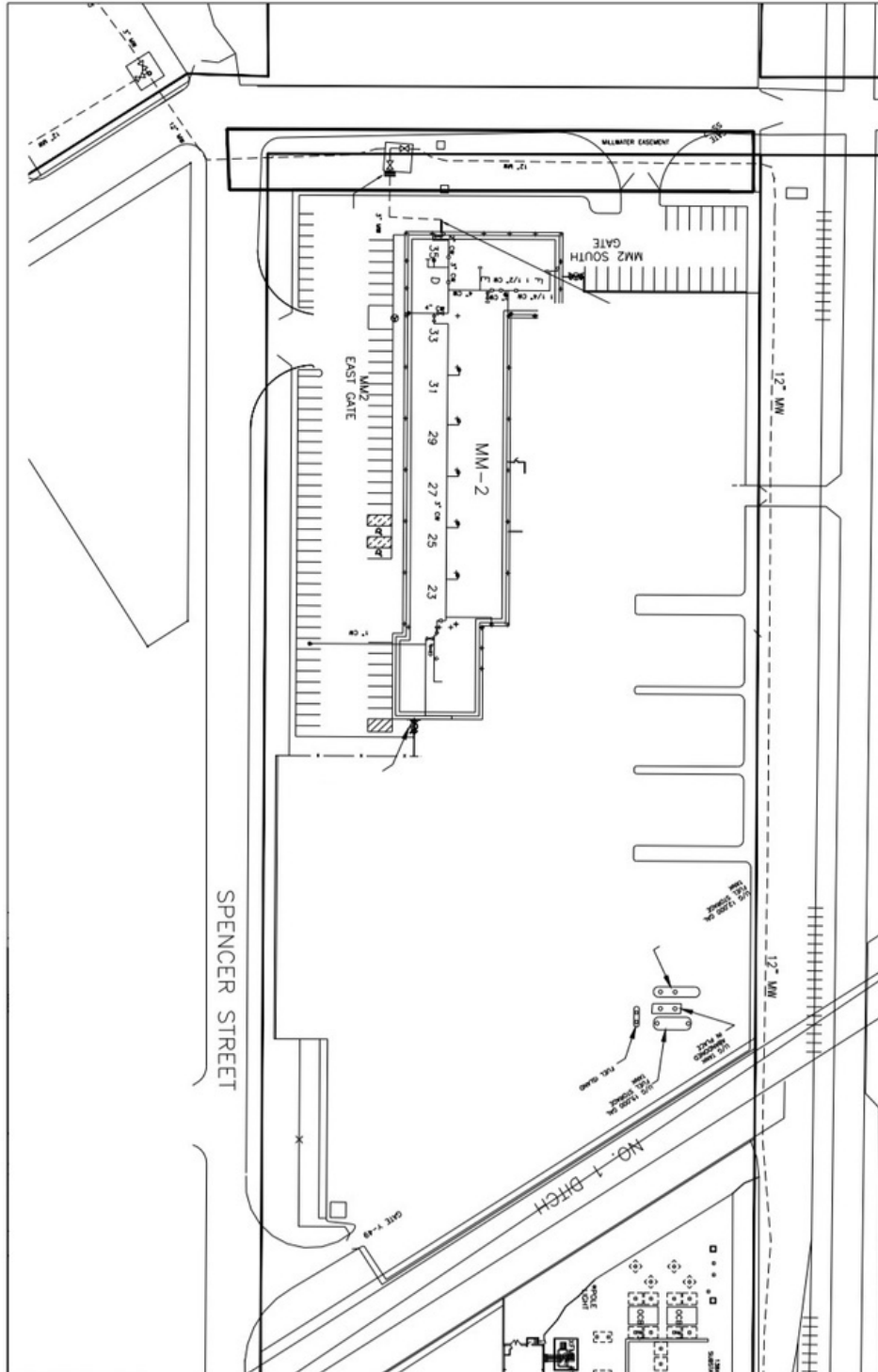
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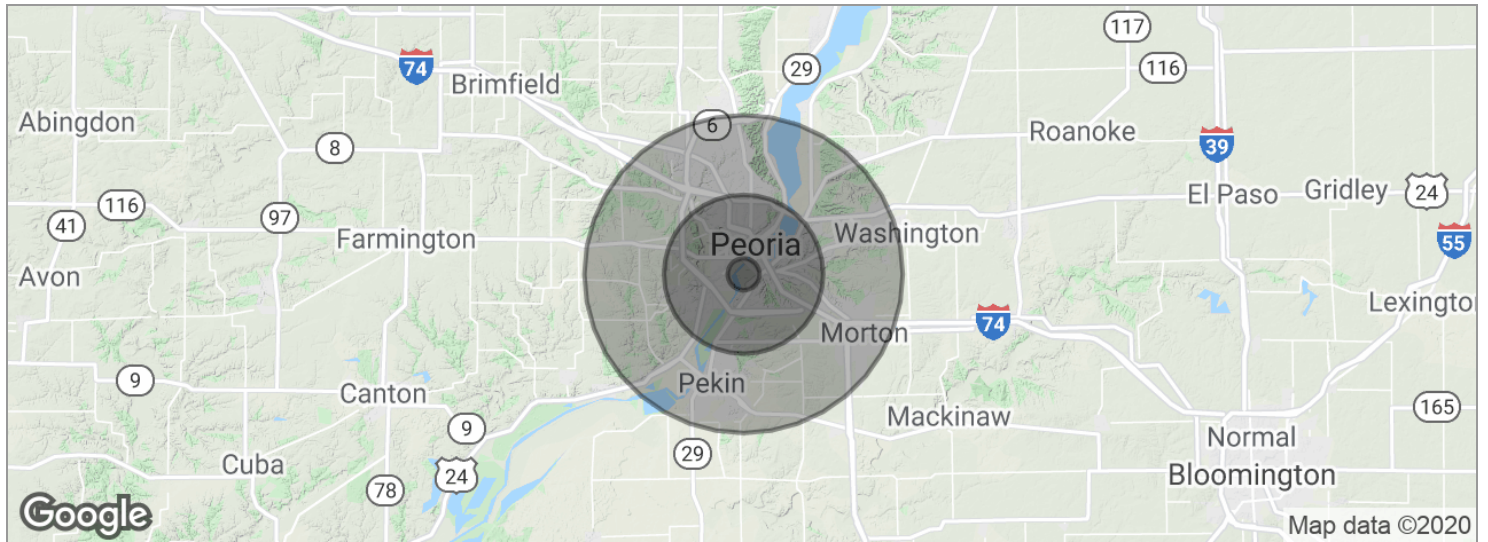
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,965	131,575	296,687
Median age	33.5	33.8	37.5
Median age (male)	30.2	32.5	35.7
Median age (Female)	35.3	35.0	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,286	53,145	122,917
# of persons per HH	2.3	2.5	2.4
Average HH income	\$42,188	\$50,804	\$62,794
Average house value	\$64,438	\$99,876	\$141,079

* Demographic data derived from 2010 US Census

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