

OFFICE WITH INDUSTRIAL FLEX SPACE

200 ENTERPRISE DRIVE, PEKIN
23,800 SF FOR SALE OR LEASE

**HUGE PRICE
REDUCTION!**



- Asking price ~~\$1,899,000~~
~~\$1,300,000~~ NOW \$845,000!!!
or for lease for \$9.75 \$6.50
psf net
- 23,800 SF flex warehouse on
5.18 acres
- Built in 2001 by CORE
Construction
- Warehouse amenities
include garage, 3 drive in
doors, 1 dock door and lift
for vehicle service
- 120 parking spaces with 10
additional covered spaces
- Security system, perimeter
fence and gated entrance
and exits.
- Several offices and open
office space throughout
with a lunch room & storm
shelter.
- Wired for fiber optics
- Wet sprinkler system in
place



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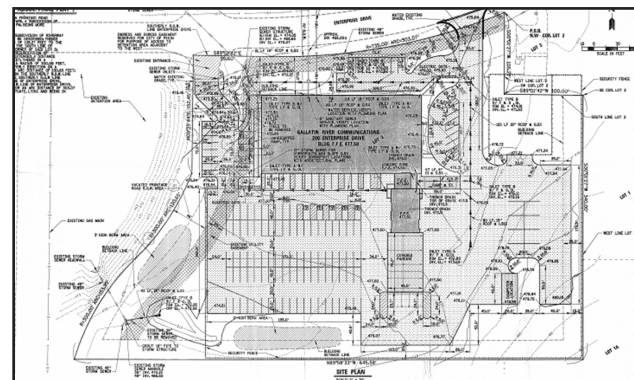


RIVERWAY BUSINESS PARK IN PEKIN, ILLINOIS

Riverway Business Park is located in an extremely accessible area- nearly equidistant between the Chicago and St. Louis metropolitan areas. With access to Interstate and state highways (I-74, I-474 & I-155) and access to river barge traffic within one mile, this park is the prime location for any industrial/manufacturing business.

PROPERTY DETAILS

OFFICE SPACE	19,500 SF	CONSTRUCTION TYPE	Steel/ST Frame
WAREHOUSE SPACE	4,300 SF	REAL ESTATE TAXES	\$41,642.80 (2018)
ZONING	I-1	SALE PRICE	\$1,300,000 \$845,000
ELECTRIC	400 volts, 120 amps 3 phase	LEASE RATE	\$6.50 PSF NET



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