

# 3470 BRENNEN DR. Peru, IL

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Call for Details

## WAREHOUSE FOR LEASE



### Details

Total Area:	8,200 SF
Total Land:	± 0.99 Acres
Office:	600 SF
Loading:	(1) 15'6" x 13' & (2) 10' x 11' DIDs (1) 8' x 10' & (1) 7' x 8' Dock
Clear Height:	5,200 SF – 14' 3,000 SF – 12' to 9'
Secure Parking:	12,000 SF
Parking:	8 Customer Spaces
Power:	200 Amp, 3-Phase
Term:	5 Years
Est. OPEX:	\$2.20 PSF
Base Rent:	\$7.60 PSF

### Highlights

- ✓ 100% CCTV
- ✓ High Security Yard
- ✓ (3) Drive in Doors
- ✓ (2) Docks
- ✓ Less Than 1 Mile from Route 80 Interchange
- ✓ (4) Zoned HVAC Areas
- ✓ Pneumatic Throughout
- ✓ Retail / Office Area

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