



FOR LEASE
2314 E WILKINS DR

348,386 SF
CHILLICOTHE, IL

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Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**LOCATED IN THE
PEORIA MSA WITH
PROXIMITY TO I-74**



**EXTENSIVE CAR &
TRAILER PARKING**



44 DOCKS AVAILABLE



**OPPORTUNITY FOR
CROSS-DOCKING**



**NEW EXTERIOR
PAINT (2026)**



PROPERTY DETAILS

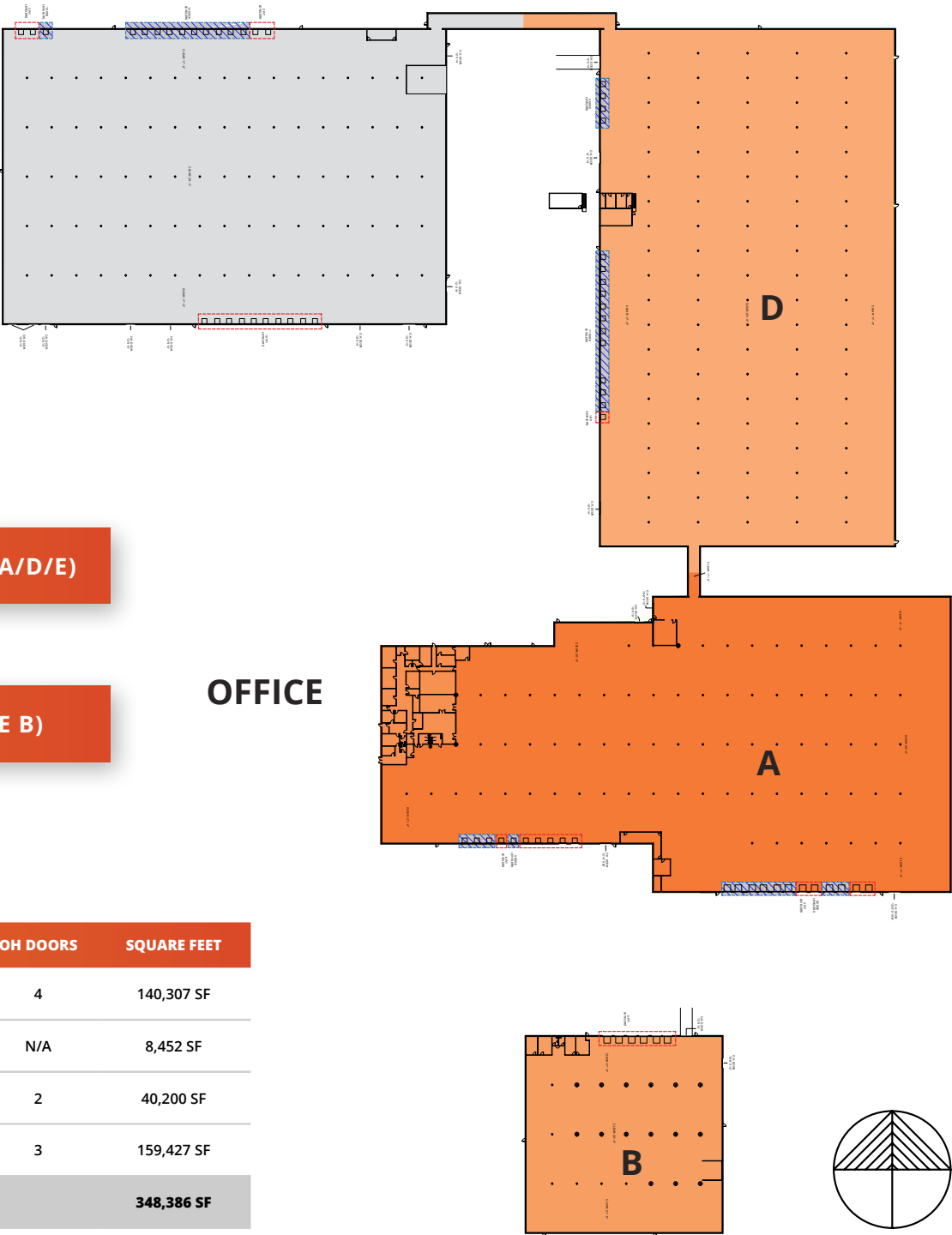
2314 E WILKINS DR | CHILLICOTHE, IL

AVAILABLE SPACE	348,386 SF
MINIMUM DIVISIBLE	40,200 SF
WAREHOUSE SPACE	339,934 SF
OFFICE SPACE	8,452 SF
DOCK DOORS	44
GRADE-LEVEL DRIVE-IN DOORS	9
CLEAR HEIGHT	17' 8" - 29' 4"
COLUMN WIDTH/DEPTH	25' x 50'
ROOF	Steel
WALLS	Steel
FLOORS	Reinforced Concrete
YEAR BUILT	2000, 1995, 1997
LIGHTING	Fluorescent & LED
PARKING	207 Spaces
LAND AREA	39.78 Acres
ZONING	I2: Heavy Industrial
PARCEL ID	09-11-376-007
OPEX ESTIMATE	\$0.83/SF



FLOOR PLAN

2314 E WILKINS DR | CHILLICOTHE, IL



VIEW A MATTERPORT WALK-THROUGH (WAREHOUSES A/D/E)

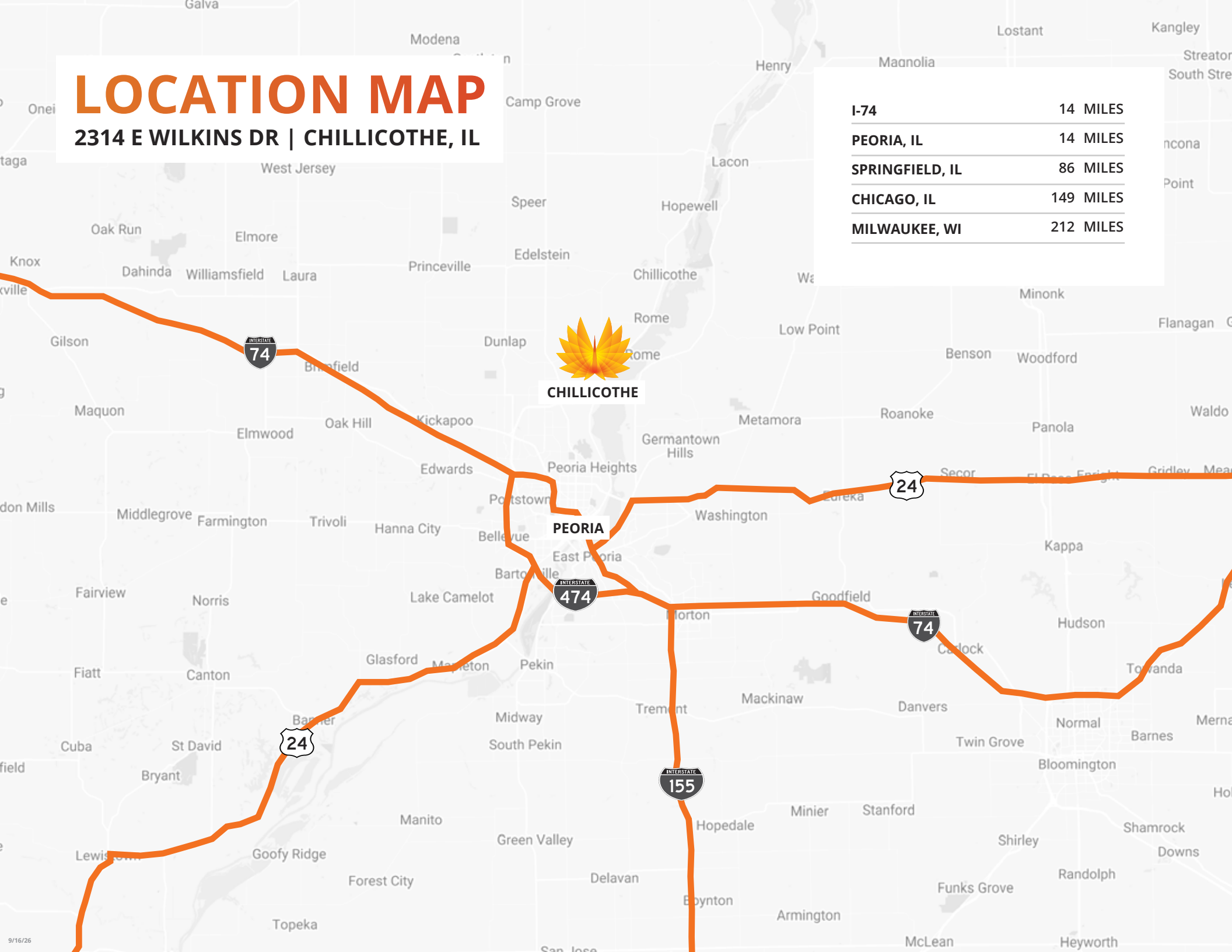
VIEW A MATTERPORT WALK-THROUGH (WAREHOUSE B)

SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCK DOORS	OH DOORS	SQUARE FEET
WAREHOUSE A	17' 8" - 29'	25' x 50'	22	4	140,307 SF
OFFICE	DROP CEILING	25' x 50'	N/A	N/A	8,452 SF
WAREHOUSE B	21' 6" - 29'	25' x 50'	6	2	40,200 SF
WAREHOUSE D	17' 8" - 29' 4"	25' x 50'	16	3	159,427 SF
TOTAL					348,386 SF

LOCATION MAP

2314 E WILKINS DR | CHILLICOTHE, IL

I-74	14 MILES
PEORIA, IL	14 MILES
SPRINGFIELD, IL	86 MILES
CHICAGO, IL	149 MILES
MILWAUKEE, WI	212 MILES



CHILLICOTHE

PEORIA

INTERSTATE
474

INTERSTATE
155

INTERSTATE
74

24

INTERSTATE
74

24