

6533 N GALENA ROAD

~57,000 SF Class A Office / Manufacturing / Lab Space



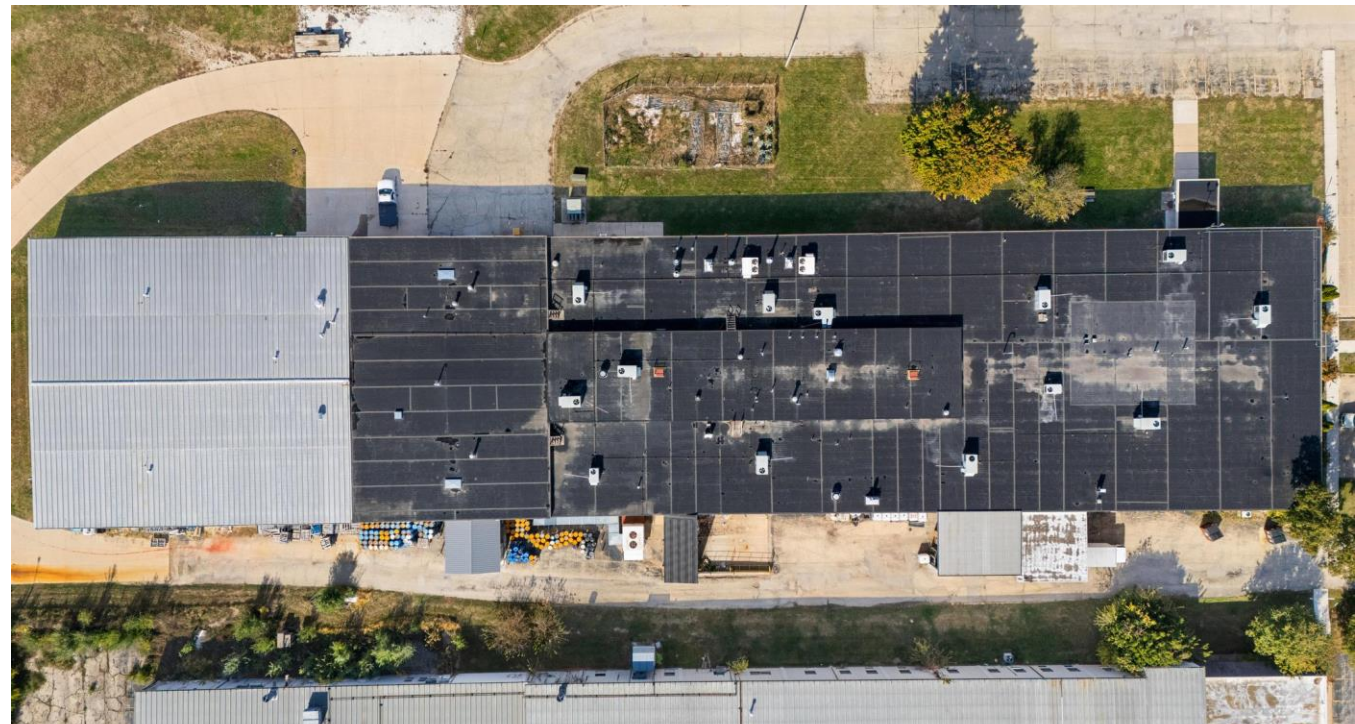
EXECUTIVE SUMMARY

RE/MAX Traders Unlimited has been exclusively retained the lease 6533 N Galena Road in Peoria, Illinois. The Property is a versatile industrial and office building, formerly the headquarters of Natural Fiber Welding, and offers approximately 57,100 SF. Originally constructed in 1980 with an addition in 2008, the facility features a mix of manufacturing, warehouse, lab and fully built out office spaces.

The Property is ideal for manufacturing, distribution, or hybrid operations seeking immediate functionality. The turnkey office space includes twenty (20) private offices, two (2) conference rooms, twenty-six (26) workstations, multiple restrooms and an employee breakroom. The warehouse/manufacturing space features 16'4" ceiling heights, a wet sprinkler system, robust 3-phase 4,000-amp/480-volt power, six (6) loading docks, one (1) drive-in door, and 65 parking spots.

The property's strategic location provides excellent connectivity via nearby interstates I-74 and I-474, as well as state routes like IL Rt-6 and IL Rt-91, with convenient access to major Midwest hubs such as Chicago (150 miles), St. Louis (175 miles), and Indianapolis (220 miles). This well-maintained facility is available for lease, presenting a prime opportunity for businesses aiming to expand in the Peoria Metro Area.





PROPERTY INFORMATION

PARCEL INFORMATION

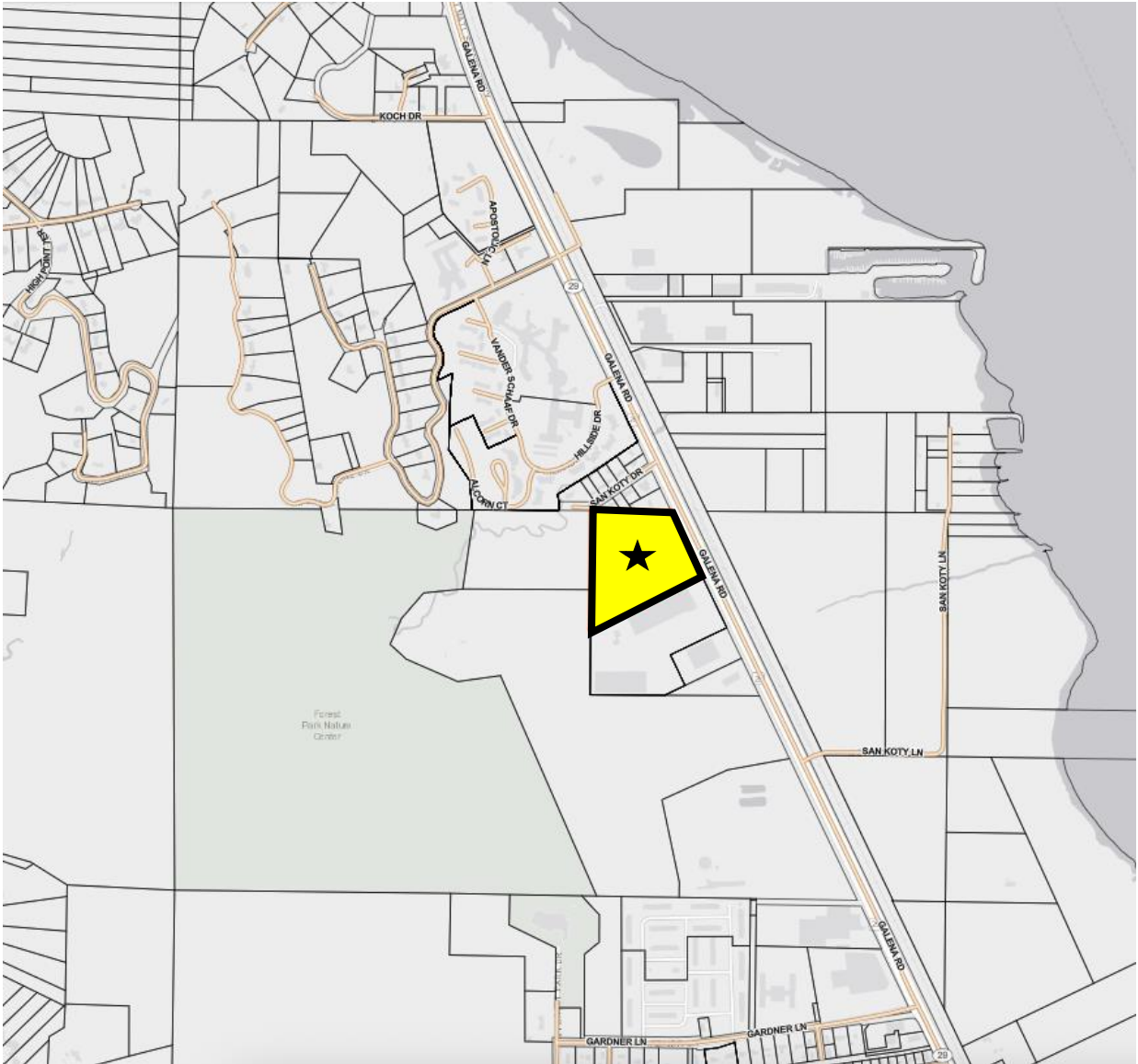
ADDRESS	6533 N Galena Road
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID	14-15-200-012
COUNTY	Peoria
LAND USE	C - Commercial
PROPERTY CLASS	0060 - Improved Commercial
ZONING	I2 - Railroad/Warehouse Industrial District

BUILDING INFORMATION

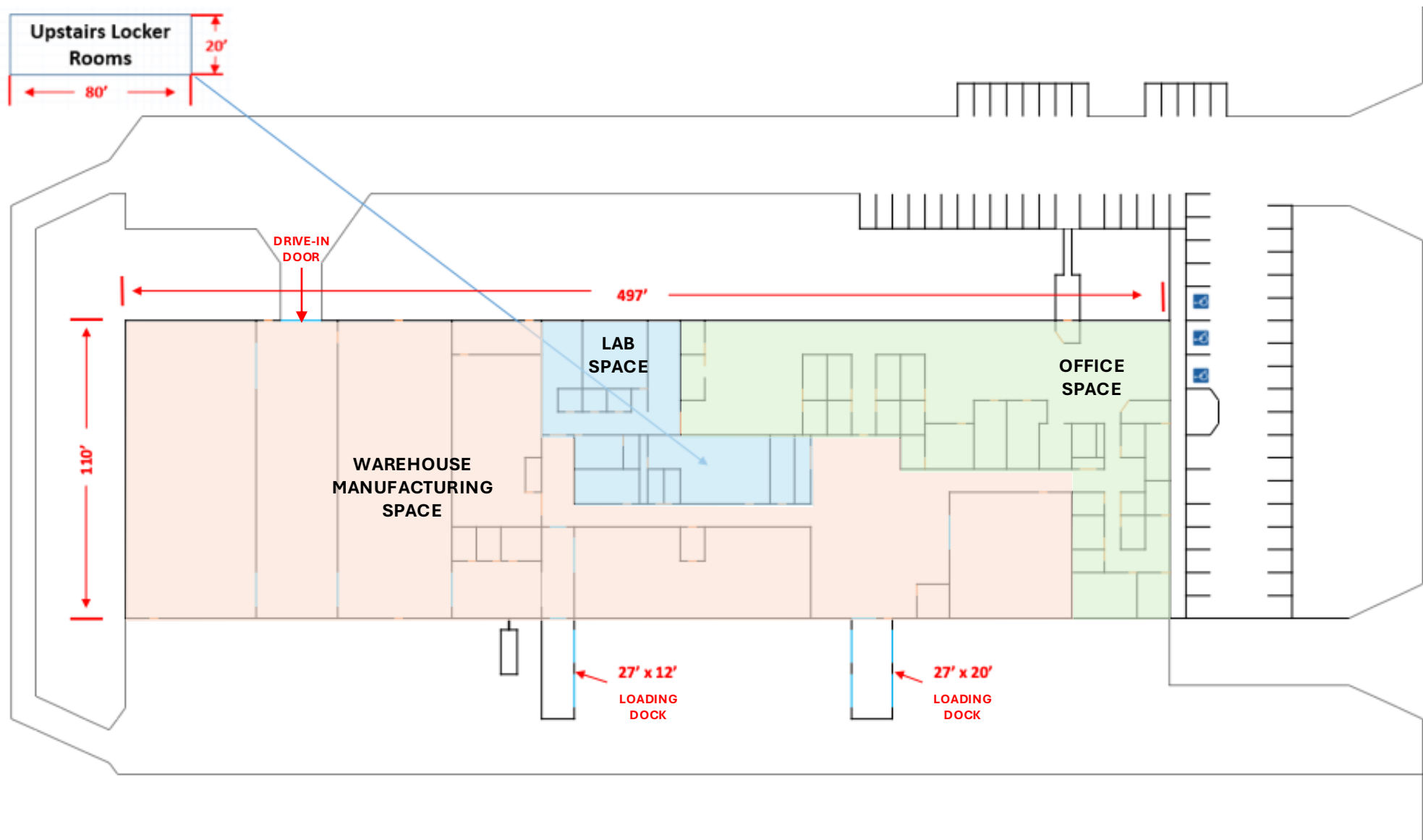
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing / Warehouse / Office
YEAR BUILT	1980
YEAR RENOVATED	2008
BUILDING STORIES	Two (2)
CEILING HEIGHT	16' 4"
SPRINKLERS	Wet
POWER	3P 4,000a/480v
LOADING DOCKS	Six (6)
DRIVE-IN DOORS	One (1)
PARKING SPOTS	65

SQUARE FEET BREAKDOWN

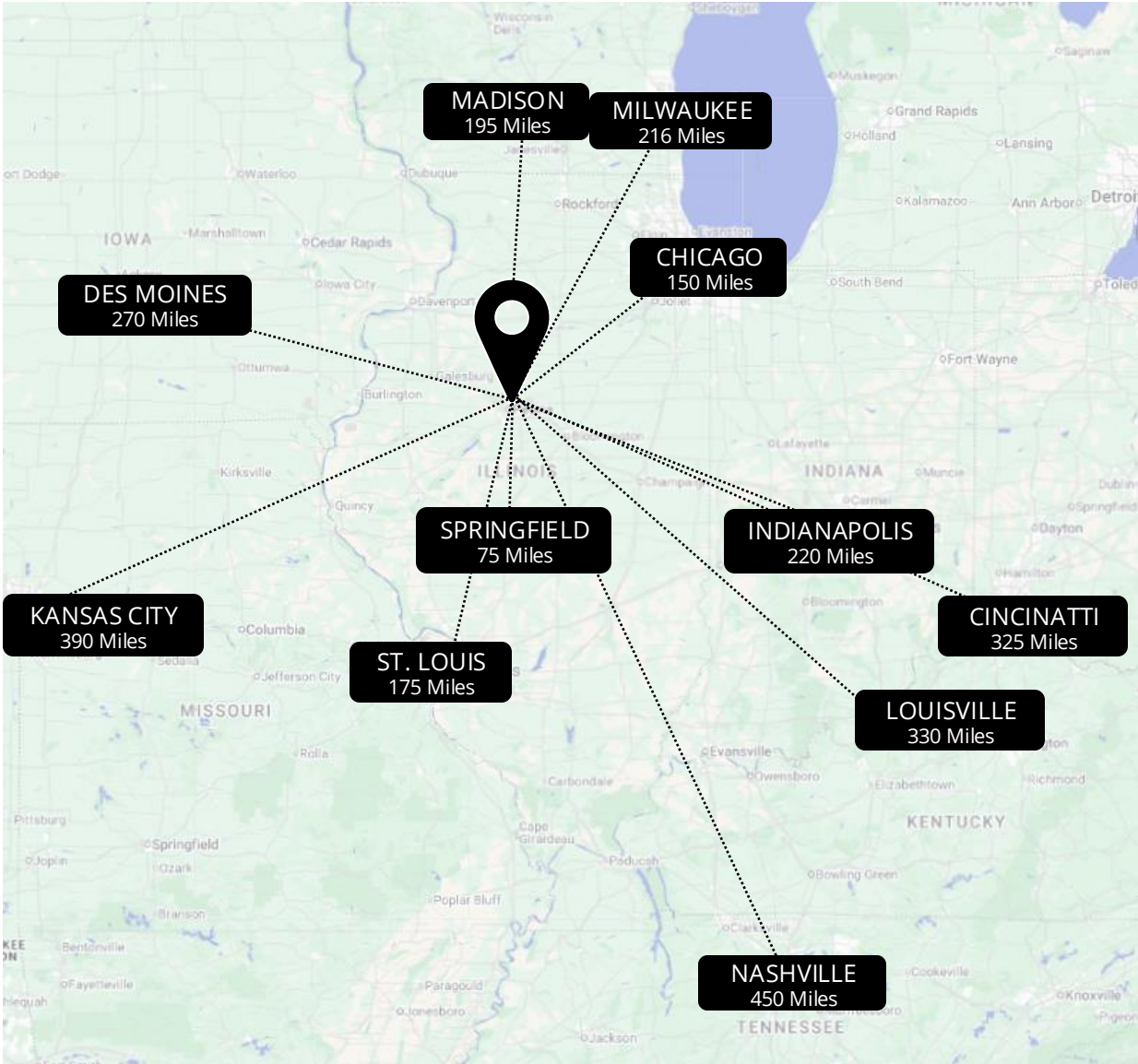
FIRST FLOOR	
- MANUFACTURING/ LAB SPACE	~ 17,500 SF
- WAREHOUSE SPACE	~ 26,500 SF
- OFFICE SPACE	~ 11,500 SF
SECOND FLOOR	
- LOCKER ROOM SPACE	~ 1,600 SF
GROSS BUILDING SF	~ 57,100 SF



FLOORPLANS



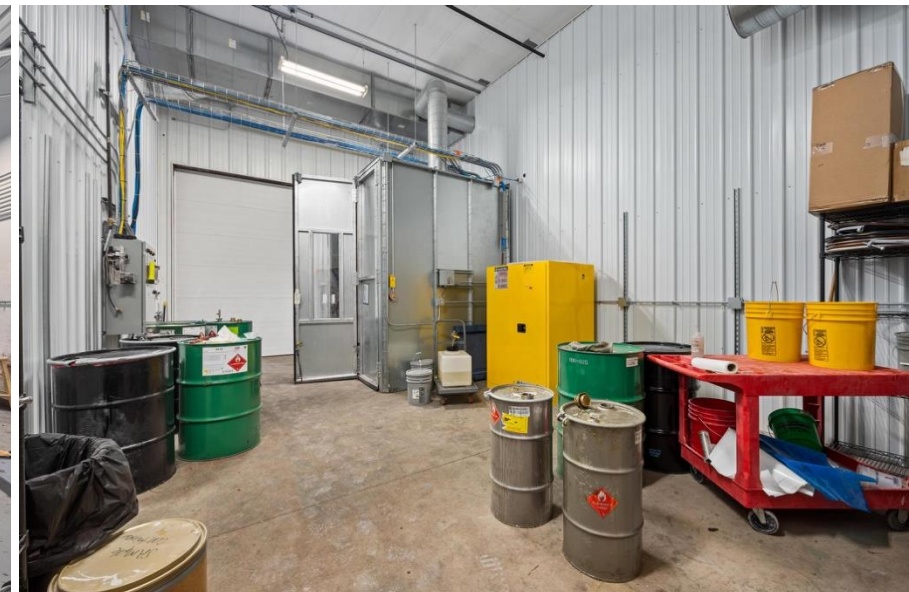
LOCATION OVERVIEW



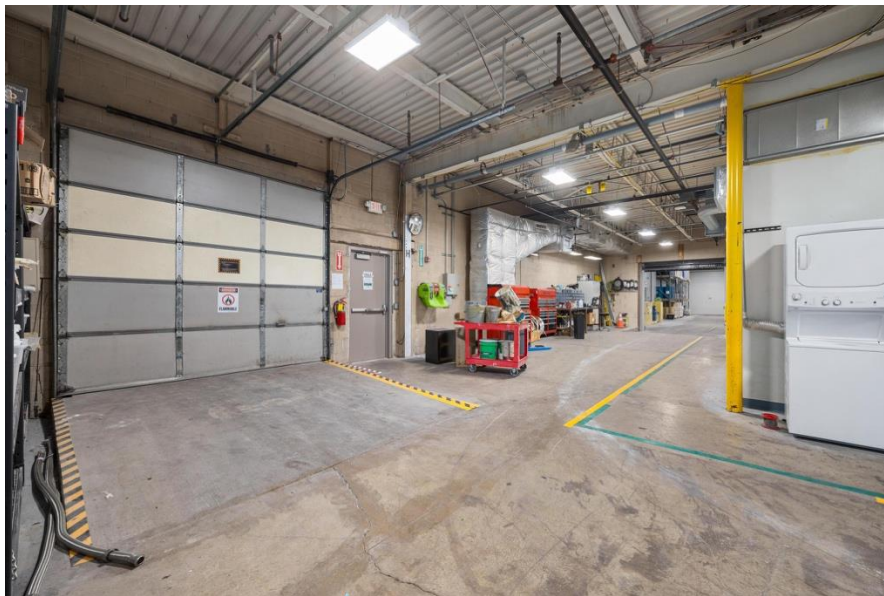
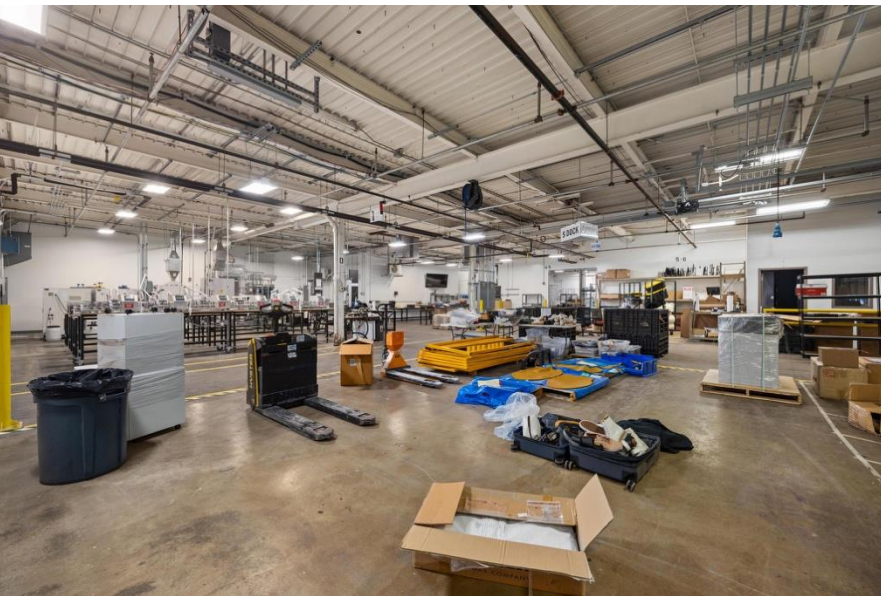
FULLY BUILT OUT OFFICE SPACE



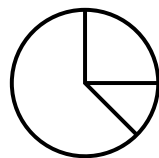
LAB / MANUFACTURING SPACE



WAREHOUSE SPACE



RE/MAX OVERVIEW



15,560

RE/MAX Commercial brokers
in all market segments



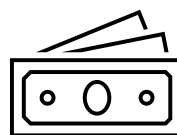
585

RE/MAX Commercial offices
and divisions



60,000+

Worldwide commercial
transactions as of year 2024



\$16B+

Commercial sales and lease
volume as of year 2024



RE/MAX Traders Unlimited is a family-owned brokerage in Peoria, Illinois, with additional offices in Morton, Pekin, and surrounding communities. The brokerage employs over 100 licensed agents across multiple divisions, including residential, commercial, and property management services. As of 2023, RTU is the top-performing real estate firm in the Peoria Metro Area, achieving the highest sales volume and number of transactions in the region.



MICHAEL KOLBUS

Michael started his real estate career in 2019 as a research analyst with Marcus & Millichap's New York Multifamily Team in Brooklyn, where he underwrote hundreds of properties and developed custom marketing packages. He quickly transitioned into brokerage, focusing on multifamily and mixed-use properties before joining the Capital Markets Team at Cushman & Wakefield. At C&W, Michael specialized in North Brooklyn industrial, office, specialty projects and development sites. After five years, Michael brought his experience back home to Peoria, where he focuses on helping clients leverage local market opportunities with institutional-grade insight.



REMAX
TRADERS UNLIMITED

MICHAEL KOLBUS
Broker, REALTOR
3622 N Knoxville Avenue
Peoria, IL 61603

Phone: (309) 258-7746
MKolbus@Remax.net
Lic #475.213462

REMAX
COMMERCIAL®