

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

2305 WEST ALTORFER DRIVE, PEORIA, IL 61614

BIDDING CLOSES: 7PM ~ TUESDAY, NOVEMBER 18, 2025

VIEWING: TUESDAY, NOVEMBER 11 ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.

618-234-8751

Adam Jokisch
Mobile (618) 530-8751

**VERSATLIE 11,400± SF
COMMERCIAL PROPERTY**

I-1, INDUSTRIAL ZONING

1.25± AC LOT



GENERAL INFORMATION & AUCTION TERMS



1.25± ACRES

TOTAL LOT SIZE

I-1 INDUSTRIAL

ZONING

11,400± SF

TOTAL SF

\$20,208

TOTAL '24 TAXES

This versatile commercial property in Peoria, IL, presents an exceptional business opportunity with approximately 11,400 square feet of combined office and warehouse space. The office portion spans 8,065± square feet and includes private offices, conference rooms, a kitchen, four restrooms, and a welcoming entryway with a foyer. The remaining 3,335± square feet of warehouse space offer a loading dock with two overhead doors, an open storage area, and a loft accessible by staircase. Zoned I-1, Industrial within the City of Peoria, the property supports a wide range of permitted commercial uses, with the potential for additional uses subject to city approval. Situated upon a generous 1.25± acre lot, offering paved parking in the front and on the side, along with full access to public utilities. The property is also located within an established industrial park and just one mile from major interstate access thereby enhancing its appeal, making it ideal for a logistics operation, manufacturing, tech operations, or hybrid office-warehouse ventures. The combination of flexible space, strategic zoning, and prime location makes this property a compelling choice for businesses looking to grow or invest.

PARCEL NUMBERS

P.I.N	Size	Amount
14-06-401-004	1.25± AC	\$20,208

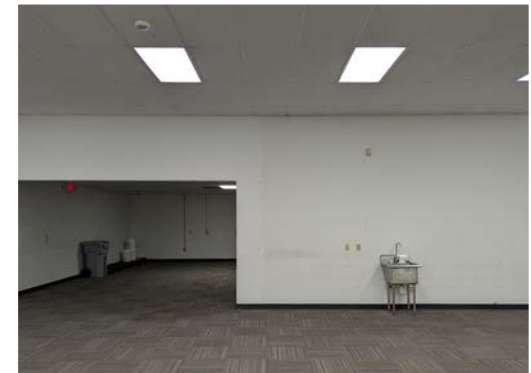
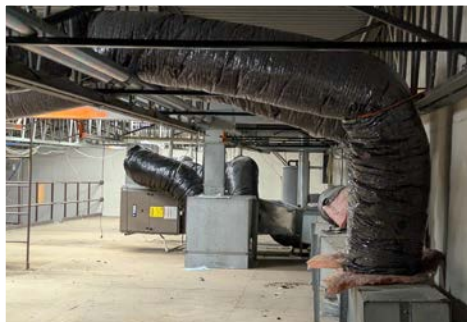
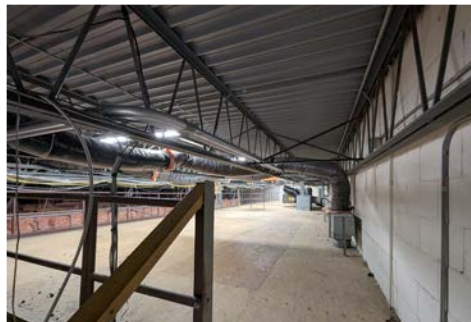
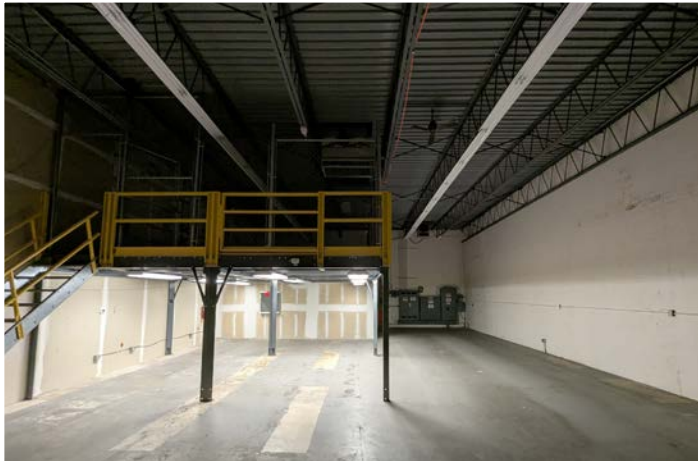
Terms: \$10,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.



ADDITIONAL PROPERTY PHOTOS



2305 W Altorfer Dr, Peoria, IL

Main Floor Finished Area 10582.89 sq ft
Unfinished Area 60.01 sq ft

