



FOR LEASE
2314 E WILKINS DR

485,020 SF
CHILLICOTHE, IL

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



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



**EXTENSIVE CAR &
TRAILER PARKING**



65 DOCKS AVAILABLE



**OPPORTUNITY FOR
CROSS-DOCKING**



**NEW EXTERIOR
PAINT (2026)**



PROPERTY DETAILS

2314 E WILKINS DR | CHILLICOTHE, IL

AVAILABLE SPACE	485,020 SF
MINIMUM DIVISIBLE	40,200 SF
WAREHOUSE SPACE	476,568 SF
OFFICE SPACE	8,452 SF
DOCK DOORS	65
GRADE-LEVEL DRIVE-IN DOORS	22
CLEAR HEIGHT	18' - 29'
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



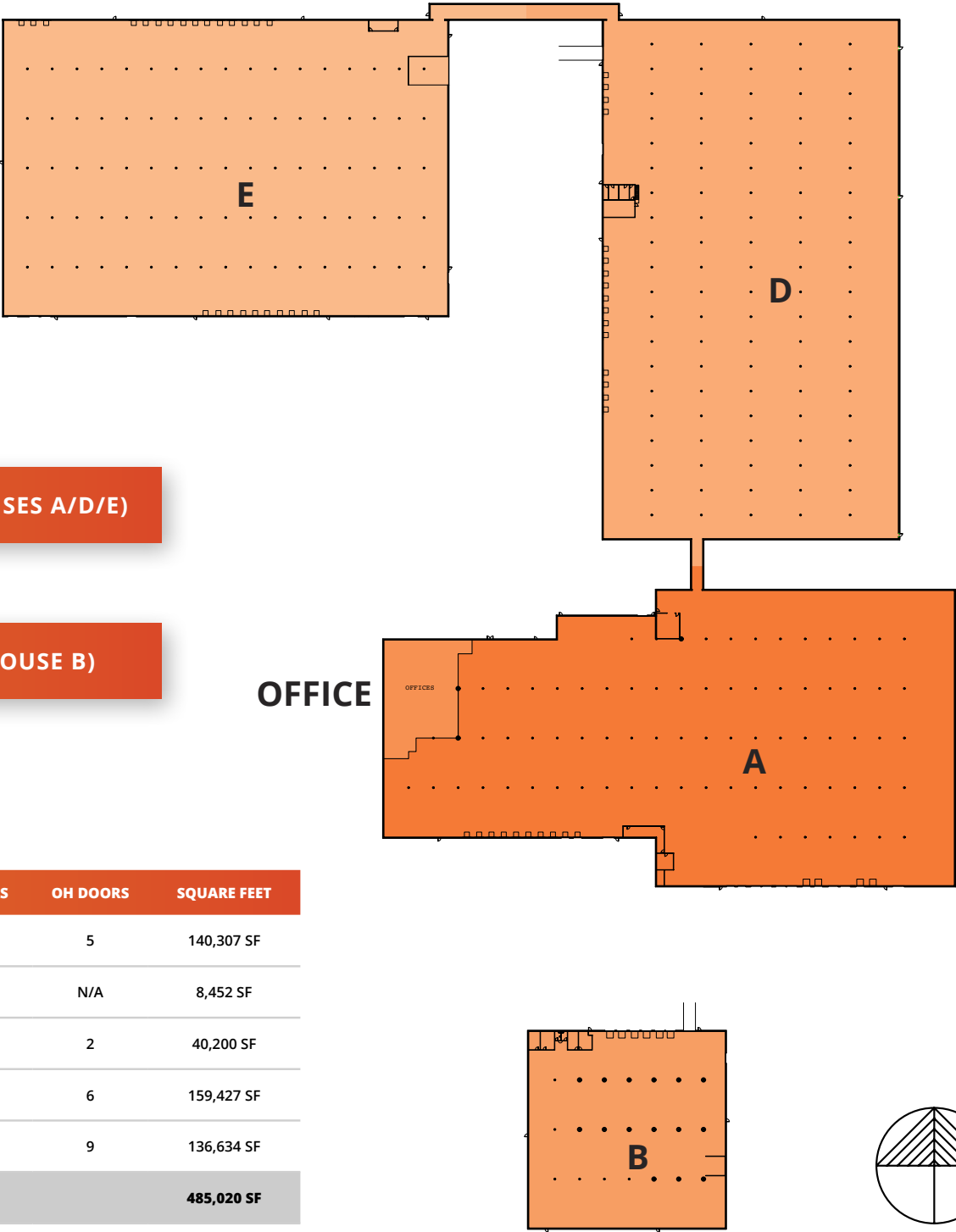
FLOOR PLAN

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

VIEW A MATTERPORT WALK-THROUGH (WAREHOUSE B)

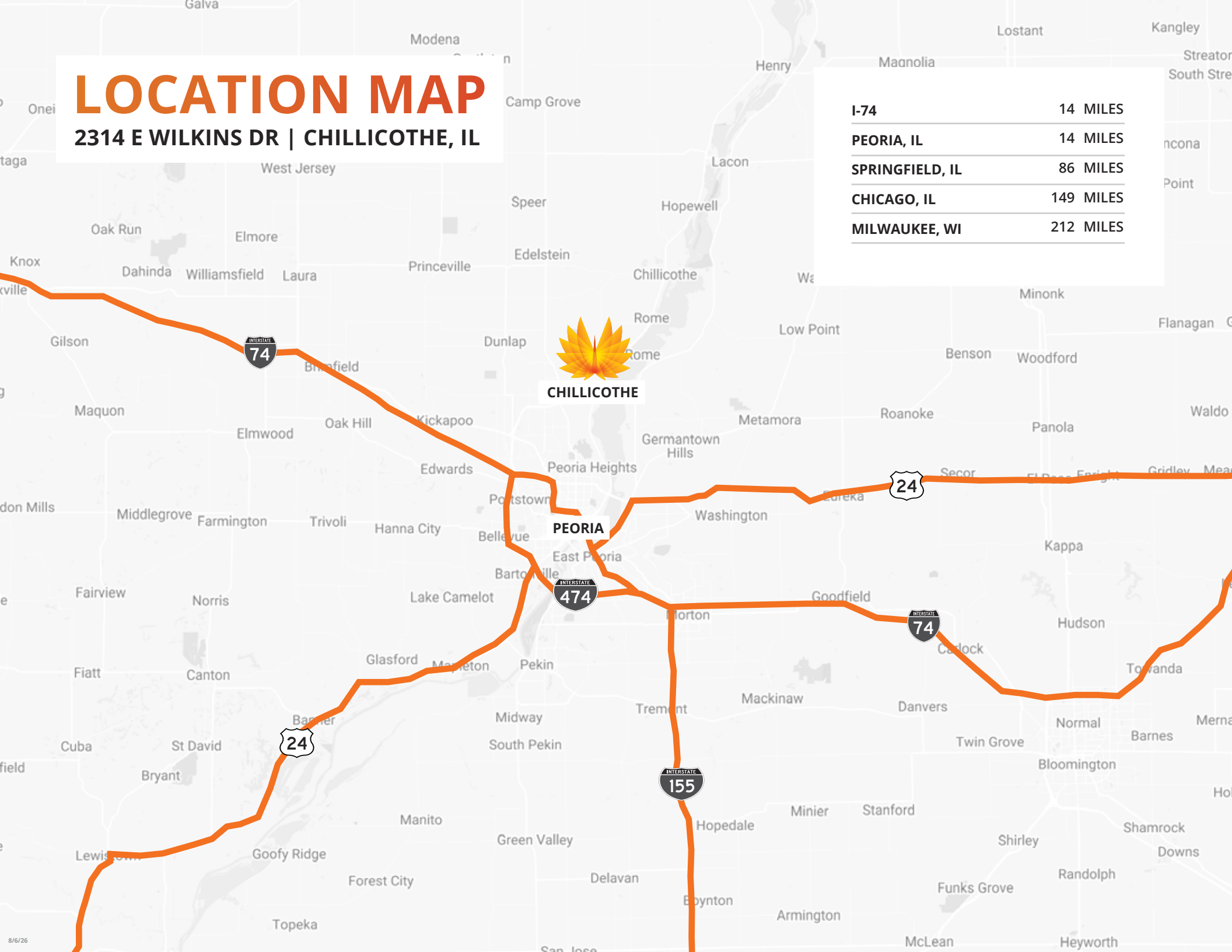
SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCK DOORS	OH DOORS	SQUARE FEET
WAREHOUSE A	18' - 29'	25' x 50'	20	5	140,307 SF
OFFICE	DROP CEILING	N/A	N/A	N/A	8,452 SF
WAREHOUSE B	21' - 28'	25' x 50'	6	2	40,200 SF
WAREHOUSE D	18' - 29'	25' x 50'	16	6	159,427 SF
WAREHOUSE E	18' - 29'	25' x 50'	23	9	136,634 SF
TOTAL					485,020 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