



 **MEDINA**  
CORPORATE **PLAINS**  
PARK

**Planned**  
with the future in mind.





## Medina Plains Corporate Park

**A first class development planned with a clear vision of the future.**

Medina Plains Corporate Park is the first new industrial complex in the City of Peoria in nearly half a century. The first of its kind on the City's north side since the inception of Pioneer Industrial Park in the late 1950's.

Medina Plains Corporate Park is located off Townline Road between Allen Road and Radnor Road, and adjacent to the Wal-Mart Super Center and Menard's — perfect for warehousing, light industrial and office facilities.

*Lots available now.*

### **TRULY A FIRST CLASS COMPLEX:**

- 318-acre site with more than 20 lots (2-15 acres) available for immediate development
- Convenient access to Illinois Route 6 & I-74
- Rail access possible
- All utilities available, including latest fiber-optic and digital cable TV technologies
- Access roads and side streets (heavy duty industrial grade pavement), fully lighted with sidewalks
- Well-built and maintained facilities, build-to-suit or subdivide
- Wal-Mart outlots available

### **UNIT SUMMARY**

#### **Electricity—Ameren**

- 120/208 3-phase
- 277/480 3-phase
- 13.2kv available if required
- Natural Gas—Ameren
- 6" line on Townline
- 4" line on Grand Parkway

**WALD/LAND**  
CORPORATION

7625 N. University, Suite C  
Peoria, Illinois 61614

p: 309.676.7600

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<http://www.waldland.com>



### **Telephone & Data—AT&T**

- Can provide adequate infrastructure for “any type of digital service that you may require”

### **Water—Illinois American Water Company**

- 16” line on Townline Road 0 flow tested 2,613
- 8” line on Grand Parkway

### **Storm Water—City of Peoria**

- Roadway frontages have storm sewers stubbed into each lot. The back of each lot has a ditch and storm sewer easement to convey storm water discharging off the rear of the lots.

### **Storm water detention—City of Peoria**

- Regional stormwater detention facility has been incorporated into overall park design and has been designed to provide detention meeting City of Peoria Storm Water Ordinance.

### **Sanitary Sewers—Greater Peoria Sanitary District**

- 8” in all streets “Ts” to lots

### **OTHER**

#### **Police and Fire Protection**

- City of Peoria

#### **Special Use**

- Property in City of Peoria Enterprise Zone

#### **Zoning**

- City of Peoria Growth Cell 2
- I-1 Light Industrial
- C-2 Large-scale Commercial

#### **Streets**

- Townline Road—12” concrete, 40’ wide curb to curb
- Grand Parkway—10” concrete, 40’ wide curb to curb



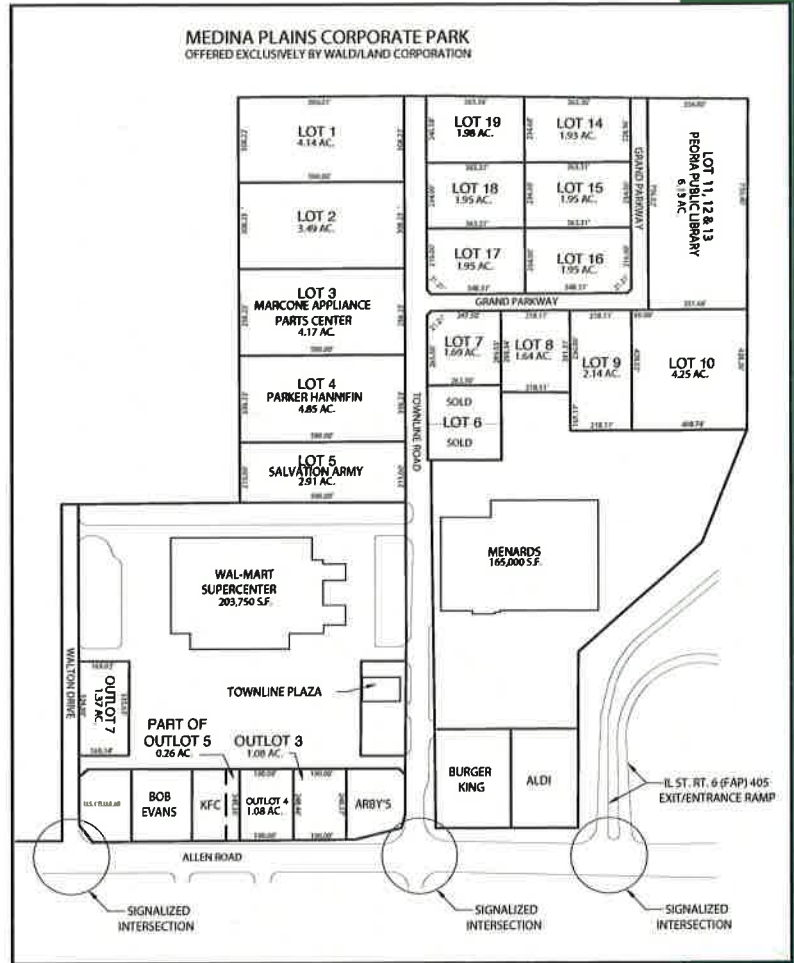


**CORPORATE  
PARK**

# MEDINA PLAINS

## DISTANCES

Atlanta	662
Chicago	151
Cleveland	475
Dallas	815
Denver	900
Detroit	402
Kansas City	350
Los Angeles	1,946
Memphis	449
Minneapolis	423
New Orleans	850
New York	970
St. Louis	170
Seattle	2,070



Offered exclusively by **WALD/LAND CORPORATION**

Owners and developers of commercial, industrial and office properties throughout Central Illinois.

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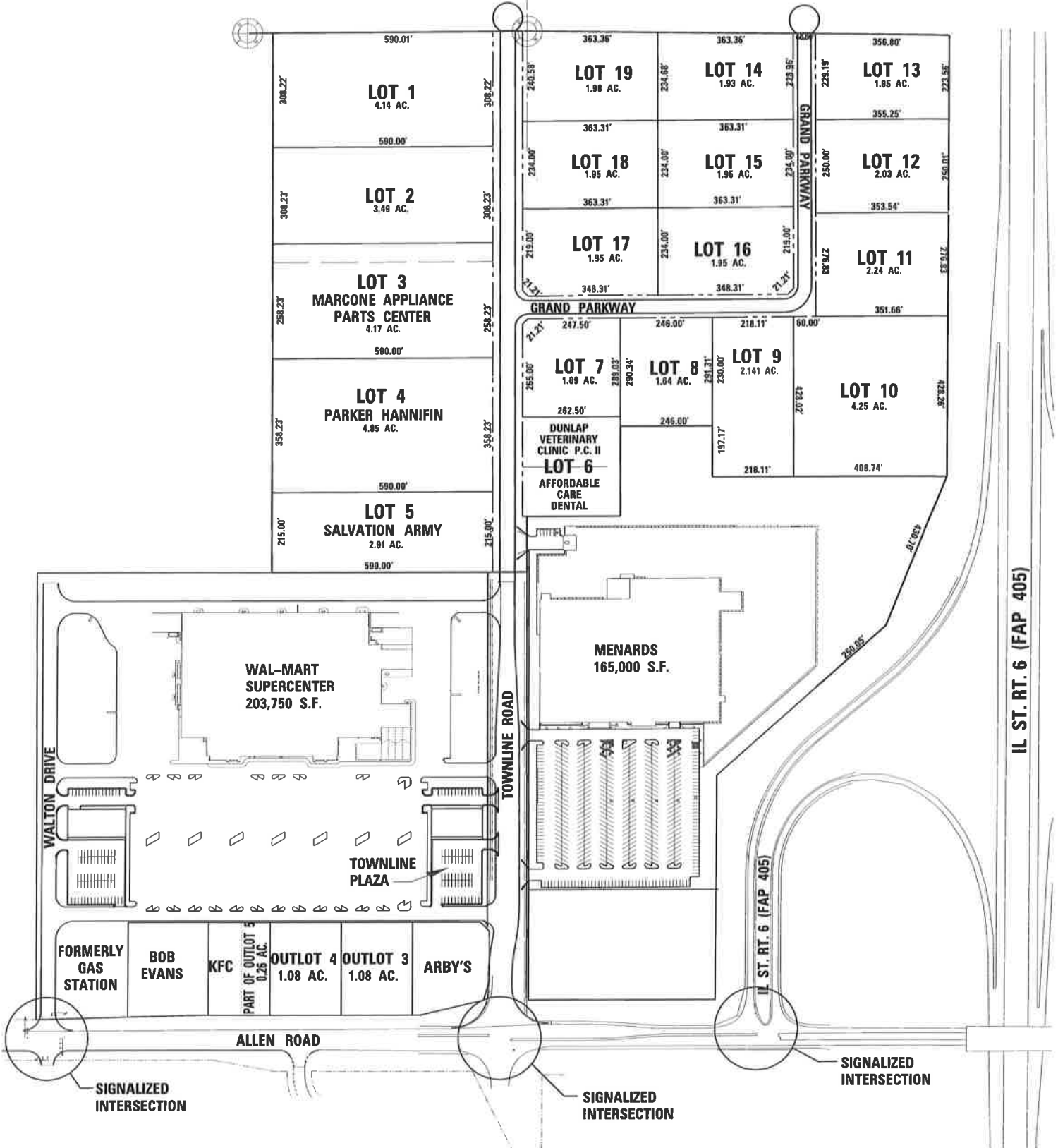




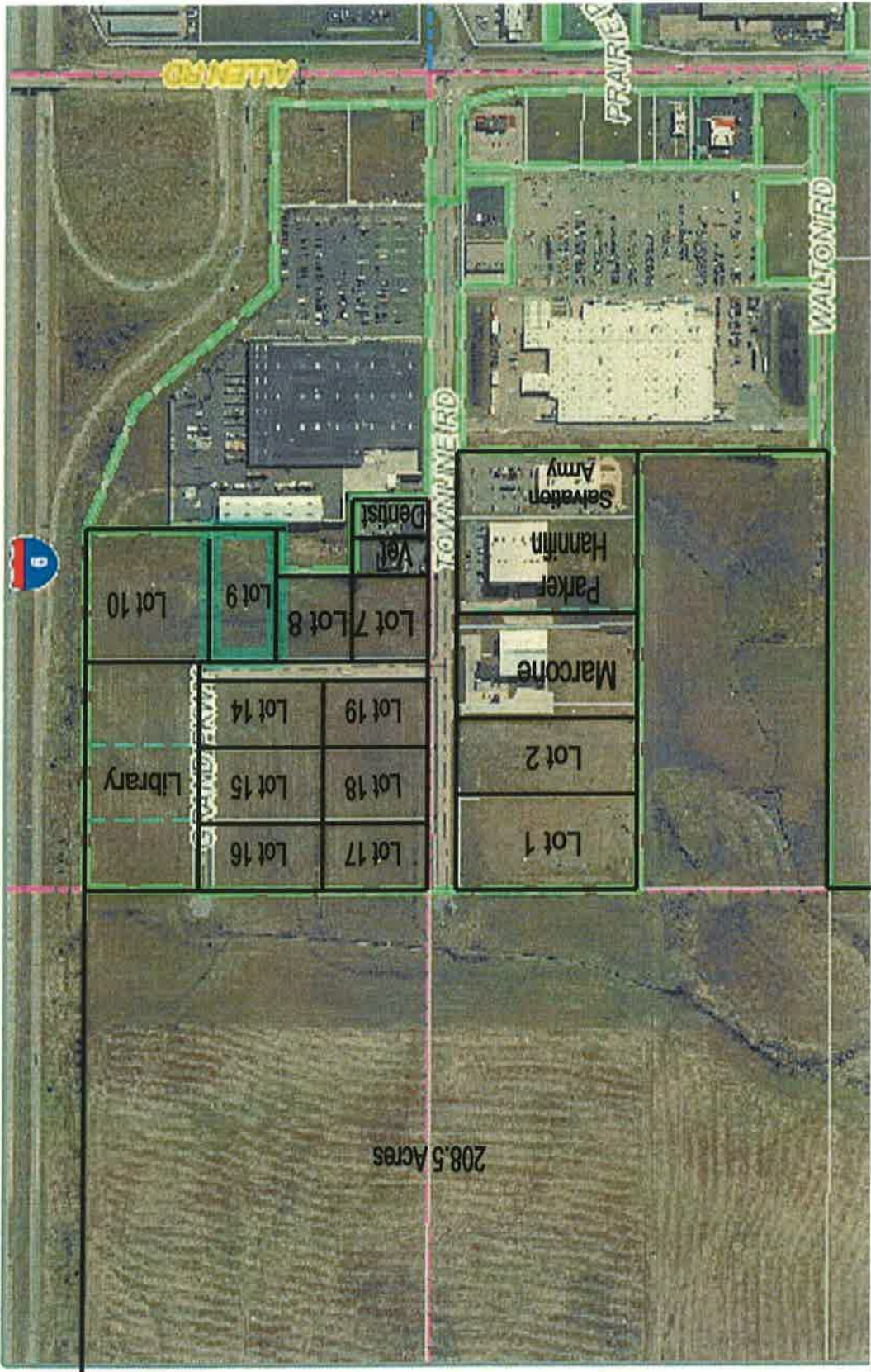
# MEDINA PLAINS CORPORATE PARK

OFFERED EXCLUSIVELY BY WALDLAND CORPORATION

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 (309) 676-7600







<b>CHRISTOPHER B. BURKE</b> ENGINEERING LTD. 202 NE MADISON STREET, SUITE 101 PEORIA, ILLINOIS 61602 (309) 618-3000		<b>WALDLAND CORPORATION</b> 121 N.E. JEFFERSON PEORIA, ILLINOIS 61602		DATE: 8/18/18 SCALE: 1"=200' SHEET: 124 VMA: 100% OSOM: 100%	PROJECT NO.: SHEET #: DRAWING NO.:
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MEDINA PLAINS CORPORATE PARK  
 SITE PLAN SUBMITTED BY WALDLAND CORPORATION  
 FOR CONSIDERATION BY THE PEORIA BOARD OF ZONING  
 AND PLANNING COMMISSION ON 8/18/18