



MEDINA
CORPORATE
PARK **PLAINS**

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

f: 309.676.8119

<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

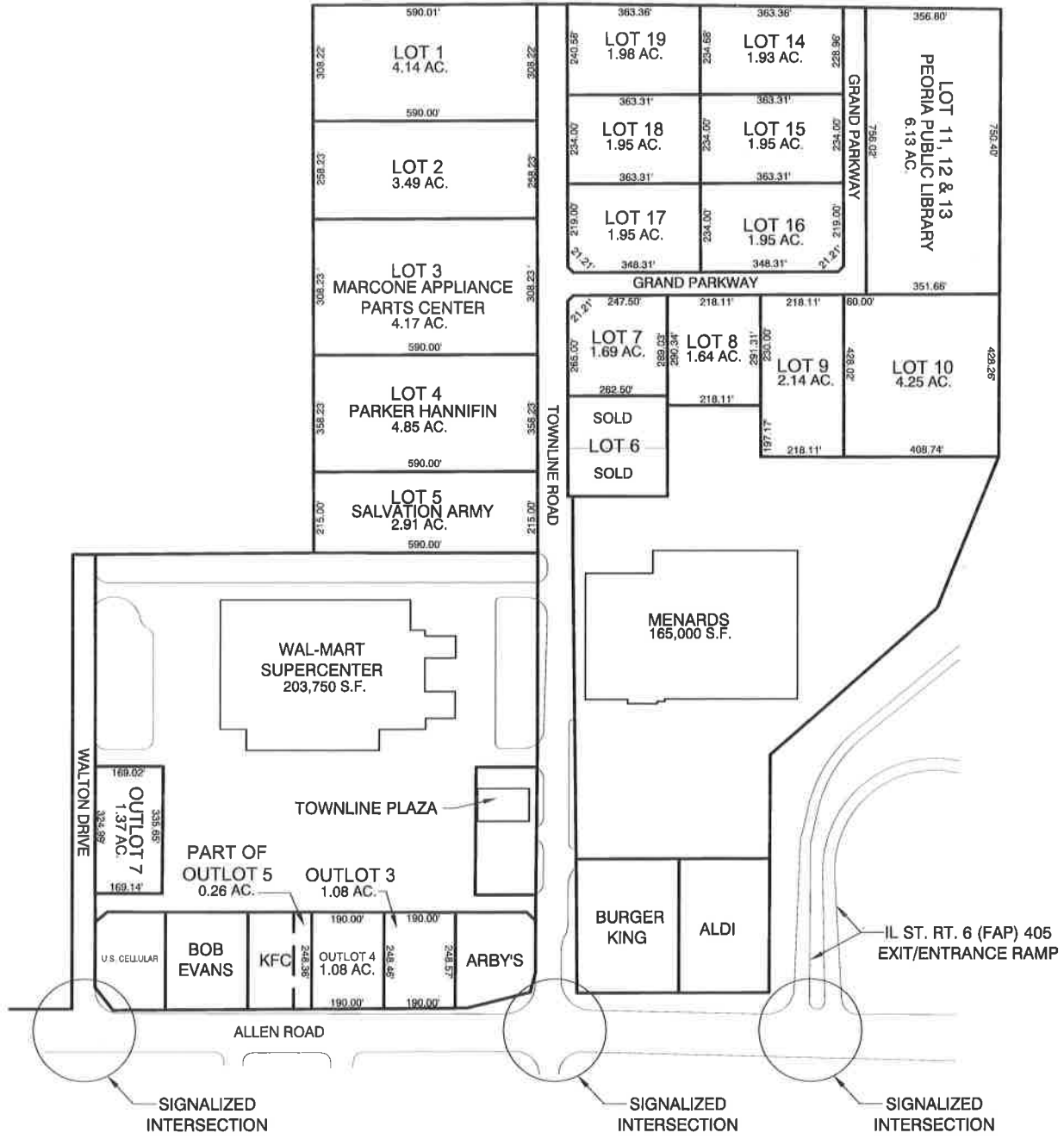
- City of Peoria Growth Cell 2
- I-1 Light Industrial
- C-2 Large-scale Commercial

Streets

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



MEDINA PLAINS CORPORATE PARK
OFFERED EXCLUSIVELY BY WALD/LAND CORPORATION



208.5 Acres

Lot 1

Lot 2

Marcone

Parker
Hannifin

Salvation
Army

Lot 17

Lot 16

Lot 18

Lot 15

Library

Lot 19

Lot 14

Lot 7

Lot 8

Lot 9

Lot 10

Vet
Dentist

WALTON RD

TOWNSEND

PRAIRIE

ALLEN RD



