

## 12,000 SF Warehouse for Lease

3443 Petroff Plaza, Pontoon Beach, Illinois 62040  
Madison County

**Steve Zuber - CCIM, SIOR**

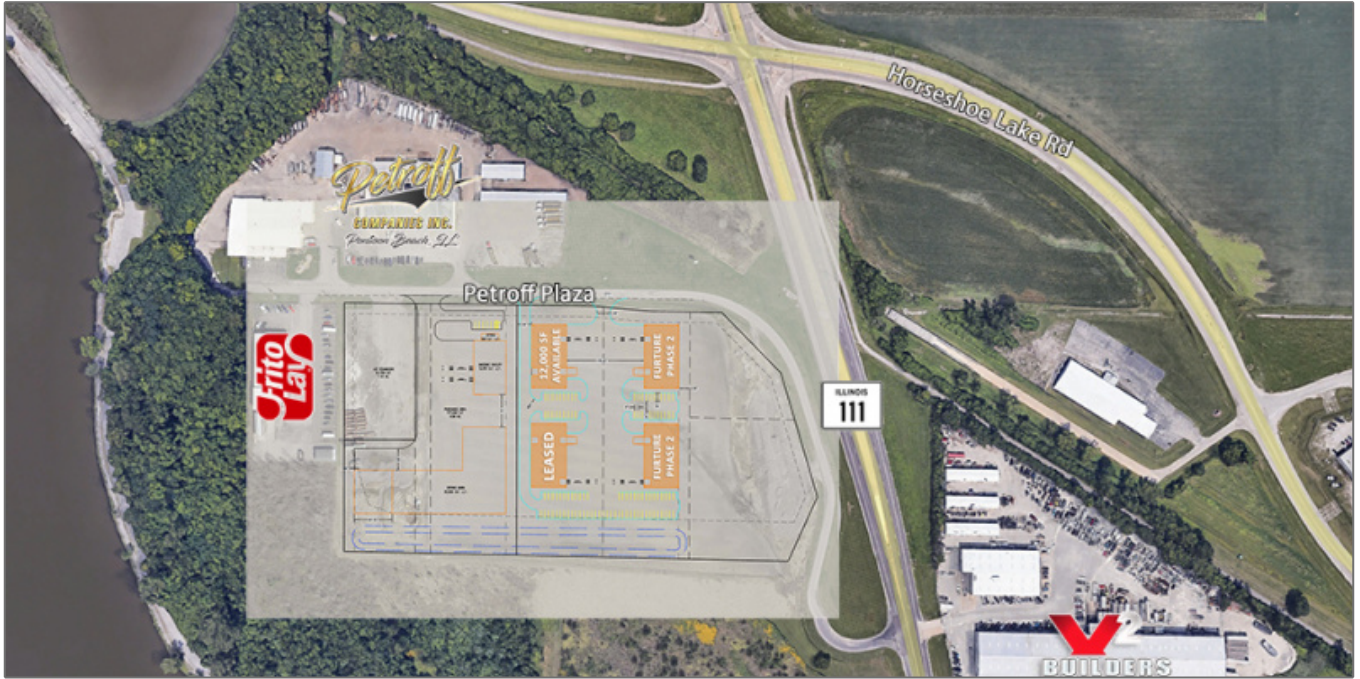
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### Basic Details

Listing No:	373
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	12,000 Sqft.
Total Sqft Available:	12,000 Sqft.
Lease Rate:	\$8.00-\$10.00/SF
Lease Type:	NNN
Net Charges:	\$1.50-\$2.60

### Address

Country:	US
State:	IL
County:	Madison
City:	Pontoon Beach
Zipcode:	62040
Street Number:	3443
Street:	Petroff Plaza

### Facility Information

Truck Dock:	2
Truck Dock Size:	8'x10'
Drive-In Doors:	2
Drive-In Door Size:	16'x16'
Heating:	Office
Cooling:	Office, Warehouse
Men's Restroom:	Yes
Women's Restroom:	Yes

### Property Information

Parcel No:	17-1-20-14-00-000-018
Zoning:	BP-2 Pontoon Beach
Industrial Park:	Petroff Plaza
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$73.08
Tax Year:	2022

## Structural Data

Year Built:	2024
Class:	B
Clearance Min:	18 ft
Clearance Max:	22 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Steel Frame, Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	Illinois American
Water Provider Service:	8"
Water Provider Location:	On Site
Sewer Provider:	Private
Sewer Provider Location:	On Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	On Site
Electric Provider:	Southwest Electric
Electric Provider Location:	On Site
AMPS:	400
Phase:	Single
Low Volts:	110
High Volts:	277

## Land Measurements

Frontage:	199 ft
Depth:	700 ft

## Transportation

Interstate:	I-255, I-270 and I-55/70
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