

## 3,000 SF Office Building for Lease

3214 North Illinois St, Swansea, Illinois 62226  
St. Clair County

**John L. Eichenlaub**

Phone: 618-570-8344

Email: [john@barbermurphy.com](mailto:john@barbermurphy.com)



### Basic Details

Listing No:	2680
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	3,000 Sqft.
Lot Size (Acres):	0.55 Acre(s)
Total Sqft Available:	3,000 Sqft.
Lease Rate:	\$3,750.00 Per Month
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	3214
Street:	North Illinois
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	3,000 Sqft.
Office:	3,000 Sqft.
Min Divisible Sqft:	3,000 Sqft.
Max Contiguous Sqft:	3,000 Sqft.

### Property Information

Parcel No:	08-09.0-205-010
Zoning:	PB
Zoning By:	Swansea
Prior Use:	Medical Office
Parking:	25
Parking Surface Type:	Asphalt
Property Tax:	\$6,367
Tax Year:	2021
Traffic Count:	16,900

## Structural Data

Year Built:	1957
Clearance Min:	7 ft
Clearance Max:	8 ft
Exterior:	Brick
Floors:	2

## Land Measurements

Acres:	0.55 Acre(s)
Frontage:	103 ft
Depth:	230 ft