

## 28,600 SF Office/Warehouse

4141 State Route 111, Pontoon Beach, Illinois 62040  
Madison County

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### Basic Details

Listing No:	2752
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Temperature Controlled, Special Purpose - Sports/Entertainment
Building Size (Sqft):	28,600 Sqft.
Lot Size (Acres):	1.68 Acre(s)
Total Sqft Available:	28,600 Sqft.
Lease Rate:	\$6.00/SF, NNN
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Madison
City:	Pontoon Beach
Zipcode:	62040
Street Number:	4141
Street:	State Route 111

### Square Foot Information

Building Total Sqft:	28,600 Sqft.
Total Sqft Available:	28,600 Sqft.
Office:	7,200 Sqft.
Warehouse:	21,400 Sqft.
Min Divisible Sqft:	28,600 Sqft.
Max Contiguous Sqft:	28,600 Sqft.

### Facility Information

Heating:	Yes
Cooling:	Yes
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	17-1-20-02-17-303-044
Zoning:	Commercial
Prior Use:	Indoor Soccer Facility
Parking:	75
Parking Surface Type:	Concrete
Property Tax:	\$19,632.76
Tax Year:	2023
Topography:	Flat

## Land Measurements

Acres:	1.68 Acre(s)
Frontage:	305 ft
Depth:	257 ft

## Transportation

Interstate:	I-270
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## Structural Data

Year Built:	1980
Clearance Max:	18 ft
Bay Spacing:	Clear Span
Floors:	1

## Utility Information

Water Provider:	City Served
Water Provider Location:	On Site
Sewer Provider:	City Served
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site