

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 1,500-3,040 SF Medical Space: Woodcrest Plaza

1328-1336 Mercantile Dr, Highland, Illinois 62294  
Madison County

**Collin Fischer - CCIM**

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### Basic Details

Listing No:	2808
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	25,000 Sqft.
Lot Size (Acres):	1.89 Acre(s)
Total Sqft Available:	3,040 Sqft.
Lease Rate:	\$14.00 Per Sqft
Lease Type:	NNN
Net Charges:	2.00

### Address

Country:	US
State:	IL
County:	Madison
City:	Highland
Zipcode:	62294
Street Number:	1328-1336
Street:	Mercantile
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	25,000 Sqft.
Total Sqft Available:	3,040 Sqft.
Direct Lease:	3,040 Sqft.
Office:	3,040 Sqft.
Min Divisible Sqft:	1,500 Sqft.
Max Contiguous Sqft:	3,040 Sqft.

### Property Information

Parcel No:	02-2-8-32-16-401-014
Zoning By:	C-3
Complex:	Woodcrest Plaza
Prior Use:	Medical
Parking:	Shared
Parking Surface Type:	Asphalt
Traffic Count:	11,000
Topography:	Flat

## Structural Data

Year Built:	1980
Rehab Year:	2022
Exterior:	Brick
Floors:	1

## Land Measurements

Acres:	1.89 Acre(s)
Frontage:	500 ft