

## 2,500 SF Office Space for Lease

4110 Pointe West Crt, Swansea, Illinois 62226  
St. Clair County

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### Basic Details

Listing No:	2874
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail
Building Size (Sqft):	5,000 Sqft.
Lot Size (Acres):	0.44 Acre(s)
Total Sqft Available:	2,500 Sqft.
Lease Rate:	\$14.50 Per Sqft
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	4110
Street:	Pointe West
Street Suffix:	Crt

### Square Foot Information

Building Total Sqft:	5,000 Sqft.
Total Sqft Available:	2,500 Sqft.
Direct Lease:	2,500 Sqft.
Office:	2,500 Sqft.
Min Divisible Sqft:	2,500 Sqft.
Max Contiguous Sqft:	2,500 Sqft.

### Facility Information

Heating:	Central
Cooling:	Forced-Air
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

### Property Information

Parcel No:	08-04.0-207-033
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### Structural Data

Clearance Min:	9 ft
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Zoning:	B-1
Complex:	West Pointe Business Center
Parking:	20
Parking Surface Type:	Asphalt
Property Tax:	\$14,046
Tax Year:	2023

Clearance Max:	9 ft
Roof:	Shingle
Exterior:	Brick
Floors:	1

## Land Measurements

Total Acres Available:	0.44 Acre(s)
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