

## 2,400 SF Clear-Span Warehouse/Office

4136 Pontoon Rd, Pontoon Beach, Illinois 62040  
Madison County

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### Basic Details

Listing No:	3209
Sale Or Lease:	For Sale
Property Type(s):	Office
Building Size (Sqft):	2,400 Sqft.
Lot Size (Acres):	0.52 Acre(s)
Sale Price:	\$150,000
Sale Price Per Sqft:	\$62.50

### Address

Country:	US
State:	IL
County:	Madison
City:	Pontoon Beach
Zipcode:	62040
Street Number:	4136
Street:	Pontoon
Street Suffix:	Rd
Building Name:	Backwaters Marine

### Square Foot Information

Building Total Sqft:	2,400 Sqft.
Total Sqft Available:	2,400 Sqft.
Office:	150 Sqft.
Min Divisible Sqft:	2,400 Sqft.
Max Contiguous Sqft:	2,400 Sqft.

### Facility Information

Drive-In Doors:	2
Drive-In Door Size:	(1) 12' & (1) 8'
Heating:	Office & Warehouse
Cooling:	Office Only
Insulated:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	17-2-20-02-17-302-033, 17-2-20-11-05-101-029
Zoning:	B-2 General Business
Prior Use:	Light Industrial/Warehouse
Parking:	15
Parking Surface Type:	Asphalt/Rock
Tax Year:	2024
Traffic Count:	8,600

## Land Measurements

Acres:	0.52 Acre(s)
Frontage:	60 ft
Depth:	116 ft

## Transportation

Interstate:	1.75 Miles from I-270
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## Structural Data

Year Built:	1976
Clearance Min:	8 ft
Clearance Max:	16 ft
Bay Spacing:	Clear Span
Roof:	Steel
Exterior:	Metal
Floor Type:	Concrete

## Utility Information

Water Provider:	Pontoon Beach
Water Provider Location:	On Site
Sewer Provider:	Madison County Special Service #1
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
Phase:	3