

Class A Office Suite for Lease

848 N Green Mount Rd., Shiloh, IL 62221



Lease Rate: \$20.00 per SF, Full Service

- 1,000 SF Office Suite for Lease – New Construction
- 18,200 ADT
- High Growth Area
- 75,000 people live within a 5 Mile Radius
- 1.5 Miles to I-64, Exit 16

BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



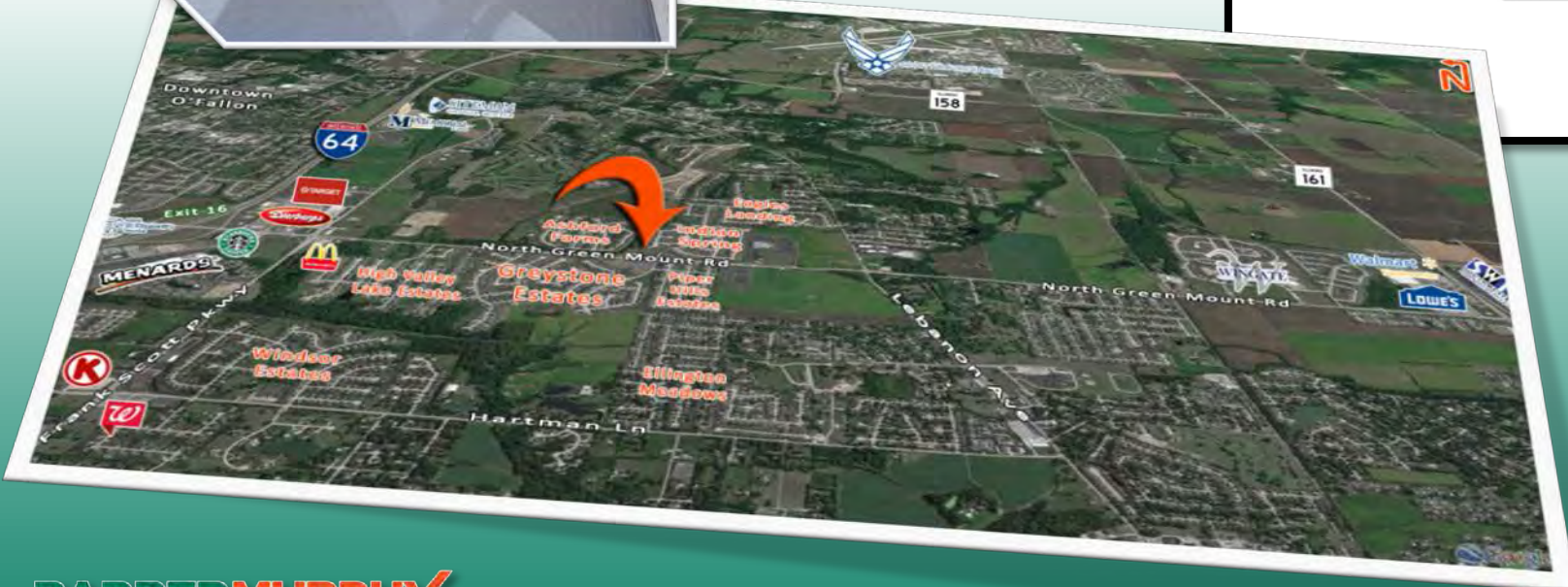


Gateway Metro Federal Credit Union

Restroom

Restroom

1,000 SF
AVAILABLE



Listing No: 2222

Office

848 N Green Mount Rd Suite B
Shiloh, IL 62221

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$20.00
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

1,000 SF new construction office space available next to federal credit union on largest thoroughfare in Shiloh. Two private unisex restrooms in available suite. All rent and utilities included in advertised price, aside from janitorial and data. Dumpster on site. Scroll signage available on existing monument.

Comments

New Construction Office Building with Space for Lease. Future plans would include rear roadway access from Golden Spring Parkway, which would connect to stoplight. Building in surrounded by new residential homes with more to come.

Total SF Available: 1,000 SF
Min Divisible SF: 1,000 SF

SQUARE FOOT INFO:

Building Total: 3,100 SF
Total Available: 1,000 SF
Direct Lease: 1,000 SF
Sublease: 0 SF
Office: 1,000 SF
Retail: 1,000 SF
Min Divisible: 1,000 SF
Max Contiguous: 1,000 SF

LAND MEASUREMENTS:

Acres: 1.62
Frontage: 225 FT
Depth: 220 FT

PROPERTY INFORMATION:

Parcel No: 09-06.0-304-026
County: St. Clair
Zoning: B-1
Zoning By: Village of Shiloh
Complex:
Prior Use:

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Parking: 20
Surface Type: Asphalt
Traffic Count: 18,200
Property Tax:
Tax Year: 2019

STRUCTURAL DATA:

Year Built: 2019
Rehab Year: 2019
Floors: 1
Class: A
Clearance Min: 7'
Clearance Max: 10'
Floor Drains:
Exterior: Brick
Bay Spacing:
Sprinklers: No

Listing Broker(s)

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