

FOR LEASE

**4010 N Illinois St.,
Swansea, IL 62226**



PROFESSIONAL OFFICE SPACE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

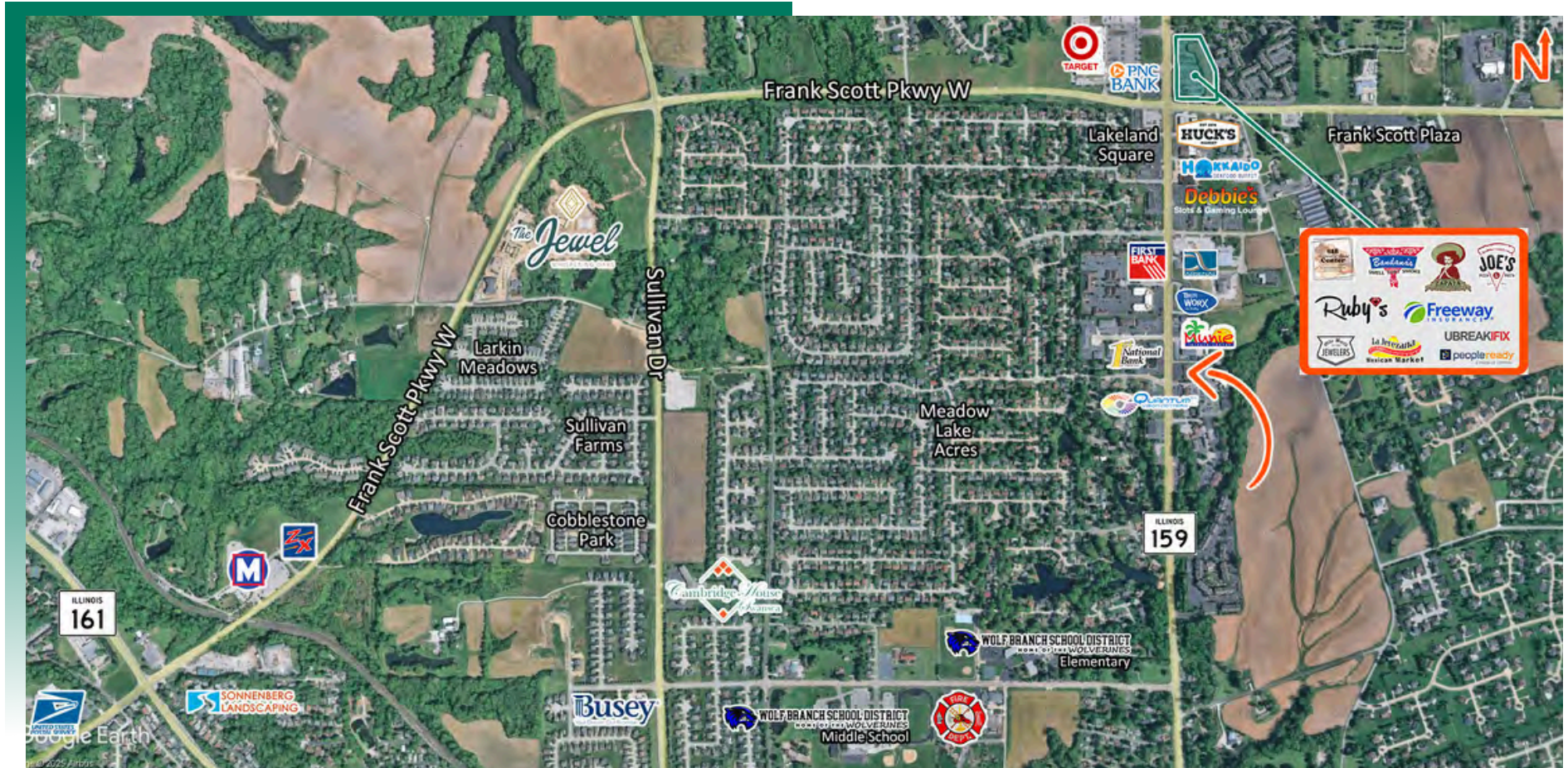
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

4010 N Illinois St., Swansea, IL 62226



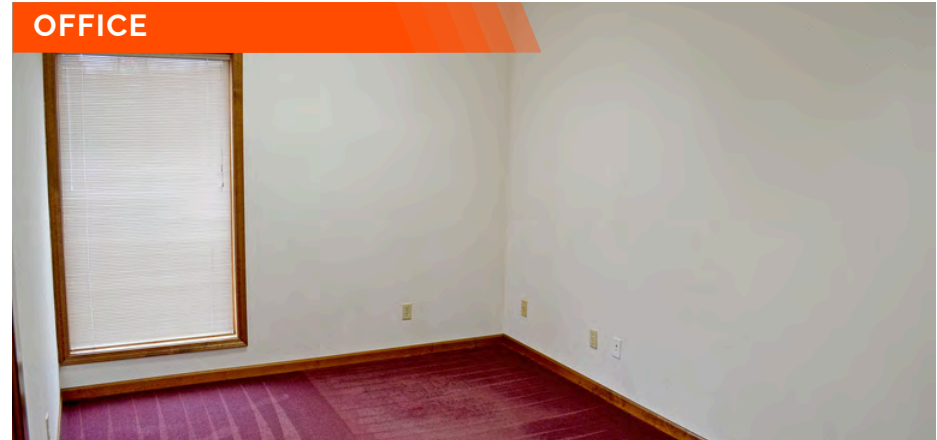
LOCATION OVERVIEW

High traffic location at lighted intersection. Signage on N. Illinois St (IL Route 159).

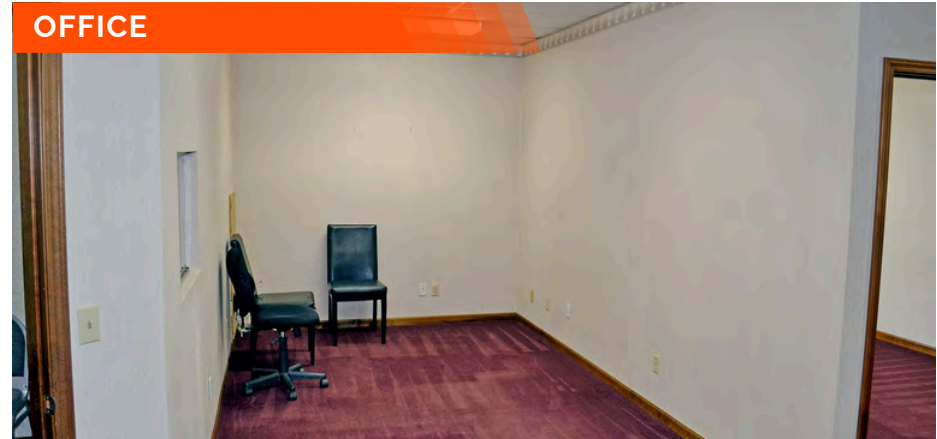
PROPERTY PHOTOS - SUITE B MAIN LEVEL - 1,692 SF

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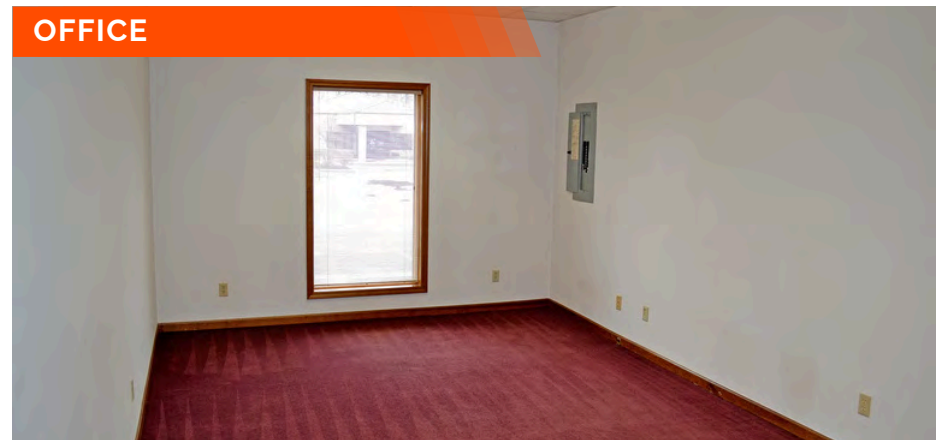
OFFICE



OFFICE



OFFICE



4010 N. Illinois Street, Swansea, IL - 1st Floor Layout (Measurements approximate)



Suite B - Main Level

SUITE INFORMATION

5 Private Offices

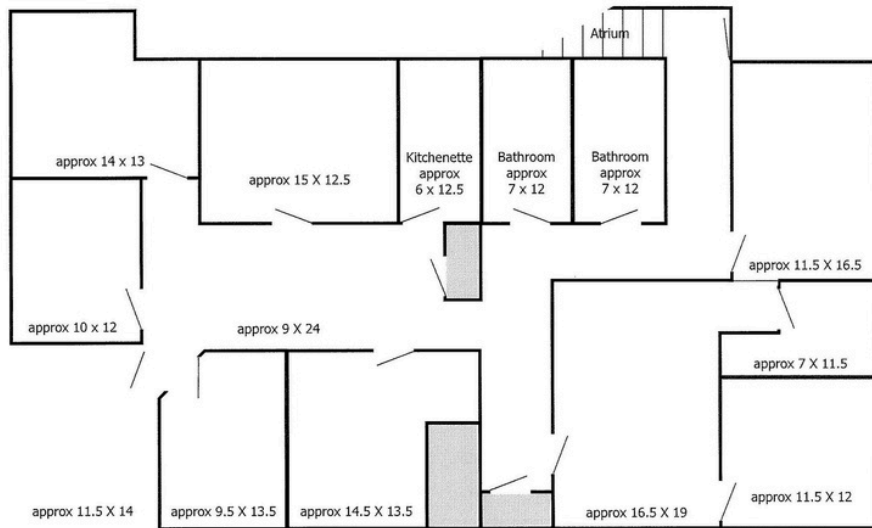
Conference Room

Waiting Room & Reception Area

PROPERTY PHOTOS - SUITE B LOWER LEVEL - 2,652 SF

4010 N Illinois St., Swansea, IL 62226

4010 N. Illinois Street, Swansea, IL - Lower Level Layout (Measurements approximate)

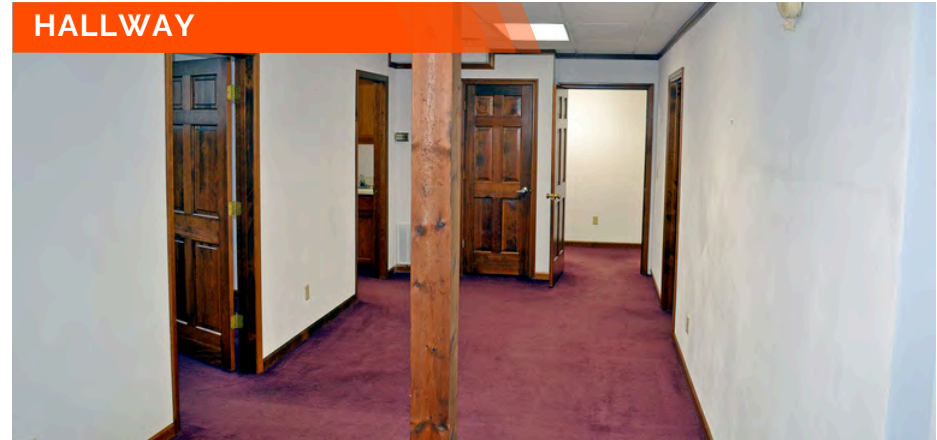


Suite B - Lower Level

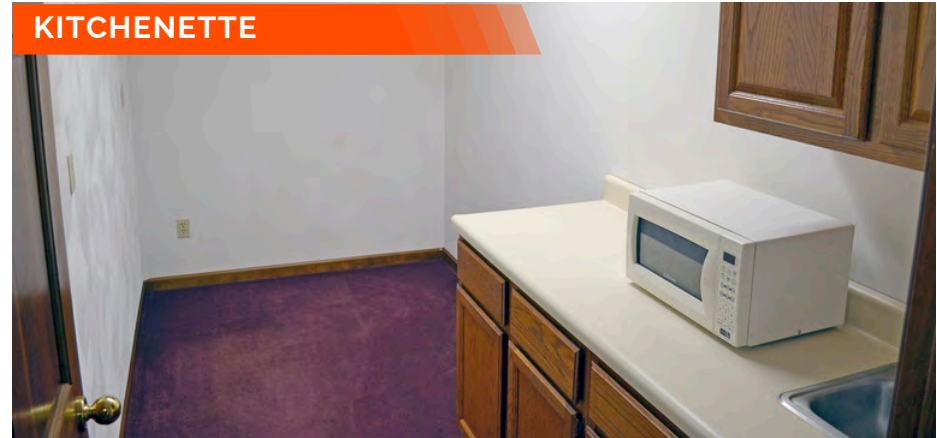
SUITE INFORMATION

- 8 Private Offices
- 2 Storage Rooms
- Kitchenette
- 2 Restrooms

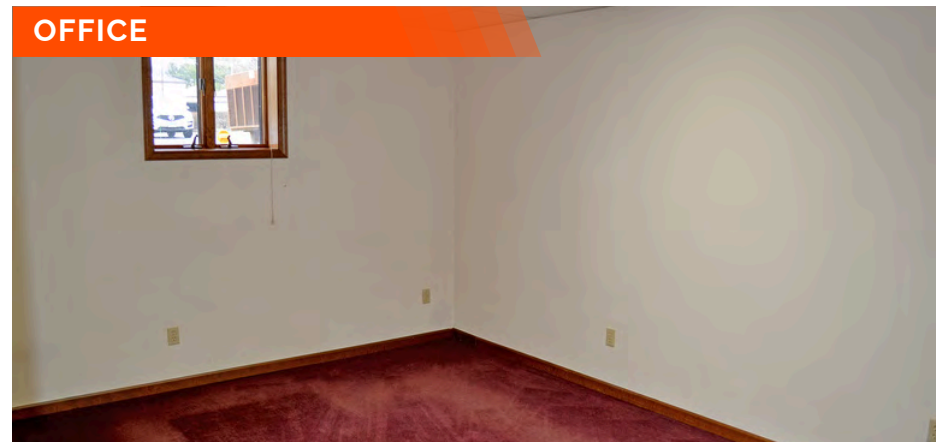
HALLWAY



KITCHENETTE



OFFICE



OFFICE/RETAIL SUMMARY

4010 NORTH ILLINOIS ST

LISTING # 507

LOCATION DETAILS:

Parcel # 08-24.0-210-028
County: IL - St. Clair
Zoning: Planned Business - Village of Swansea

PROPERTY OVERVIEW:

Building SF: 5,344
Vacant SF: 4,344
Min Divisible SF: 1,692
Max Contig SF: 4,344
Office SF: 4,344
Lot Size: 0.06 Acres
Frontage: 67.24
Depth: 30.05
Parking Spaces: 45
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1989
Building Class: C
Ceilings: 9'-10'



LEASE INFORMATION:

Lease Rate: \$14.00/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$7,846.00

DEMOGRAPHICS:

Traffic Count: 18,800

PROPERTY DESCRIPTION:

Professional office space available for lease. Suite B is 1,692 SF on the main level with 5 private offices, a conference room, a waiting room, and a reception area. The lower level of 2,652 SF consists of 8 private offices, 2 storage rooms, a kitchenette, and 2 restrooms.