

APEX PROFESSIONAL PARK

5 & 20-25 Apex Dr., Highland, IL 62249

SALE PRICE: \$129,900 PER LOT (lots 4 & 5)
LEASE RATE: \$21/SF, NNN (new building)



BARBERMURPHY

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PROPERTY SUMMARY

Build to Suit, Pad Ready Site Available. 2,000 – 10,000 SF Build to Suit Opportunity – Landlord will negotiate improvements.

Located at the intersection of Route 160 & Hwy 40 (Route 143), just south of St. Joseph's Hospital.

Currently 1,855 SF Office for Lease.

Building and Monument Signage Available.

Listing No: 1169

OfficeOffice space in Apex Professional Park
5 Apex Drive
Highland, IL 62249**SALE INFORMATION:**For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:**LEASE INFORMATION:**For Lease: Yes
Lease Rate: \$21.00
Lease Type: NNN
Net Charges: \$7.00
CAM Charges:
Lease Term:**Leasing Comments:****Comments**

Newly constructed office space in Apex Professional Park. Located less than 1/2 mile from the new St. Joseph's Hospital. Landlord will negotiate improvements. Locally and professionally managed. Large signage available on the building and the Park sign.

Total SF Available: 1,855 SF
Min Divisible SF: 1,855 SF**SQUARE FOOT INFO:**Building Total: 3,099 SF
Total Available: 1,855 SF
Direct Lease: 1,855 SF
Sublease: 0 SF
Office: 1,855 SF
Retail: 0 SF
Min Divisible: 1,855 SF
Max Contiguous: 1,855 SF**LAND MEASUREMENTS:**Acres: 0.35
Frontage: 120 FT
Depth: 155 FT**PROPERTY INFORMATION:**

Parcel No:	02-2-18-32-02-202-025	TIF:	No	Parking:	
County:	Madison	Enterprise Zone:	No	Surface Type:	
Zoning:	C-3 Hwy Business	Survey:	Yes	Traffic Count:	10,000
Zoning By:	Highland	Environmental:	No	Property Tax:	\$1,834.00
Complex:	Apex Professional Park	Archaeological:	No	Tax Year:	2018
Prior Use:					

**STRUCTURAL DATA:**

Year Built:	2021	Clearance Min:		Exterior:	Brick
Rehab Year:		Clearance Max:		Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	2b
Class:	B				

Listing Broker(s)Collin Fischer CCIM
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Listing No: 1169

Land

20-25 Apex Drive
Highland, IL 62249

SALE INFORMATION:

For Sale: Yes
Sale Price: \$129,900
Sale Price/Acre:
Sale Price/SF:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$21.00
Lease Term:

Comments

2,000-10,000 SF Build to Suit opportunity in Apex Professional Park. Located less than 1/2 mile from the new \$63MM St. Joseph's Hospital. Landlord will negotiate improvements. Locally and professionally managed. Large signage available on the building and the Park sign. Nearly 10,000 ADT. Pad ready lot.

Total Acres Available: 0.49

Min Divisible Acres: 0.49

LAND MEASUREMENTS:

Acres: 0.49
Frontage: 235 FT
Depth: 90 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-70
Rail: No
Barge: No
Airport:

PROPERTY INFORMATION:

Parcel No: 02-2-18-32-02-202-028/029
County: Madison
Zoning: C-3 Hwy Business
Zoning By: Highland
Complex: Apex Professional Park

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: No
Archaeological: No

Property Tax: \$2,875.36
Tax Year: 2020
Traffic Count: 10,000
Topography: Flat

UTILITY INFORMATION

Water Provider:	Highland	Service:	Location:	At Site
Sewer Provider:	Highland	Service:	Location:	At Site
Gas Provider:	Ameren IL	Service:	Location:	At Site
Electric Provider:	Highland	Service:	Location:	At Site
Telecom Provider:		Service:	Location:	

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