FOR LEASE

Up to 5,874 SF Office Space Available

1012 Plummer Dr. Edwardsville, IL 62025



Collin Fischer – CCIM C: 618.420.2376 CollinF@barbermurphy.com



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.



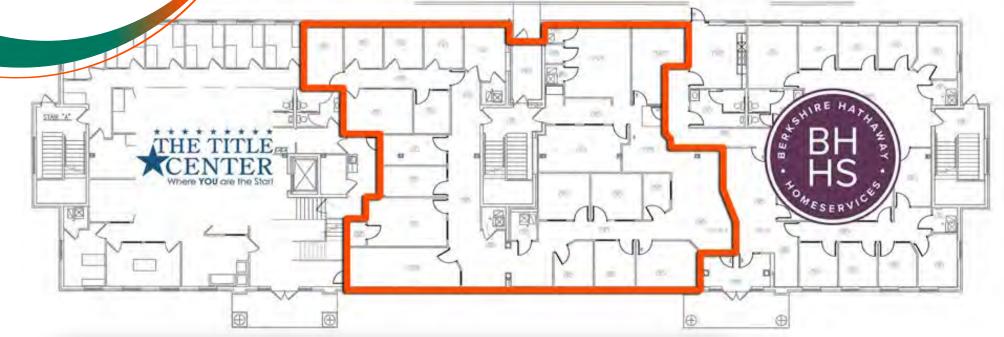
PROPERTY SUMMARY

- Main Level Office Space for Lease Professionally Managed Office Environment
- Close to Hospitality and Retail
- Easily Accessible from Major thoroughfares
- 10 Minutes to I-270; 10 Minutes to the Madison County Courthouse

LEASE RATE: \$20.00 per SF, NNN



FLOOR PLAN & AERIAL





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KOHL

Listing No: Office	1539.1	Total SF Available: Min Divisible SF:	
1012 Plummer Dr		SQUARE FOOT INFO: Building Total:	
Edwardsville, IL 62025		Total Available: Direct Lease:	
SALE INFORMATION:	Sublease:		
For Sale:	No	Office:	
Sale Price:		Retail:	
Sale Price/SF:		Min Divisible:	
CAP Rate:		Max Contiguous:	
GRM:		LAND MEASUREMENTS:	
NOI:		Acres:	
LEASE INFORMATION:		Frontage:	
For Lease:	Yes	Depth:	
Lease Rate:	\$20.00		
Lease Type:	NNN	PROPERTY INFORMATIO	

Depth:	125	5 FT		the iske	Google Earth
PROPERTY	INFORMATION:				
Parcel No:	14-2-15-22-06-102-004	TIF:		Parking:	Shared
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-2	Survey:	No	Traffic Count:	18,600 (Route 157)
Zoning By:	Edwardsville	Environmental:	No	Property Tax:	\$67,215.00
Complex:	RLP Commercial Park	Archaeological:	No	Tax Year:	2020
Prior Use:	Office				

STRUCTURA	AL DATA:			
Year Built:	2002	Clearance Min:	Exterior:	Brick
Rehab Year:	2022	Clearance Max:	Bay Spacing:	
Floors:	2	Floor Drains:	Sprinklers:	
Class:	В			

Comments

Net Charges:

Lease Term:

CAM Charges:

Leasing Comments:

available on the 2nd Floor.

Large training room and small executive suite also

Newly remodeled suite on the Main Floor. 10-minute Dr to both I-270 access and the Madison County Courthouse

\$6.44

Listing Broker(s)

6,329 SF

455 SF

24,576 SF

6,329 SF 0 SF 0 SF 5,874 SF 0 SF 455 SF 5,874 SF

> 1.24 600 FT

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