

FOR  
LEASE

# Up to 5,874 SF Office Space Available

1012 Plummer Dr. Edwardsville, IL 62025



**BARBERMURPHY**

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# AREA MAP



## 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**

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# FLOOR PLAN & AERIAL



**Listing No:** 1539.1  
**Office**

**Total SF Available:** 6,329 SF  
**Min Divisible SF:** 455 SF

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**SALE INFORMATION:**

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

**SQUARE FOOT INFO:**

**Building Total:** 24,576 SF  
**Total Available:** 6,329 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 5,874 SF  
**Retail:** 0 SF  
**Min Divisible:** 455 SF  
**Max Contiguous:** 5,874 SF

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$20.00  
**Lease Type:** NNN  
**Net Charges:** \$6.44  
**CAM Charges:**  
**Lease Term:**

**LAND MEASUREMENTS:**

**Acres:** 1.24  
**Frontage:** 600 FT  
**Depth:** 125 FT

**Leasing Comments:**

Large training room and small executive suite also available on the 2nd Floor.

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 14-2-15-22-06-102-004	<b>TIF:</b>	<b>Parking:</b> Shared
<b>County:</b> Madison	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> B-2	<b>Survey:</b> No	<b>Traffic Count:</b> 18,600 (Route 157)
<b>Zoning By:</b> Edwardsville	<b>Environmental:</b> No	<b>Property Tax:</b> \$67,215.00
<b>Complex:</b> RLP Commercial Park	<b>Archaeological:</b> No	<b>Tax Year:</b> 2020
<b>Prior Use:</b> Office		



**Comments**

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

**STRUCTURAL DATA:**

<b>Year Built:</b> 2002	<b>Clearance Min:</b>	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2022	<b>Clearance Max:</b>	<b>Bay Spacing:</b>
<b>Floors:</b> 2	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b> B		

**Listing Broker(s)**

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