

FOR  
LEASE

# 10,636 SF OFFICE/WAREHOUSE

210 West Division Building C, Maryville, IL 62062



**BARBERMURPHY**

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# AREA MAP



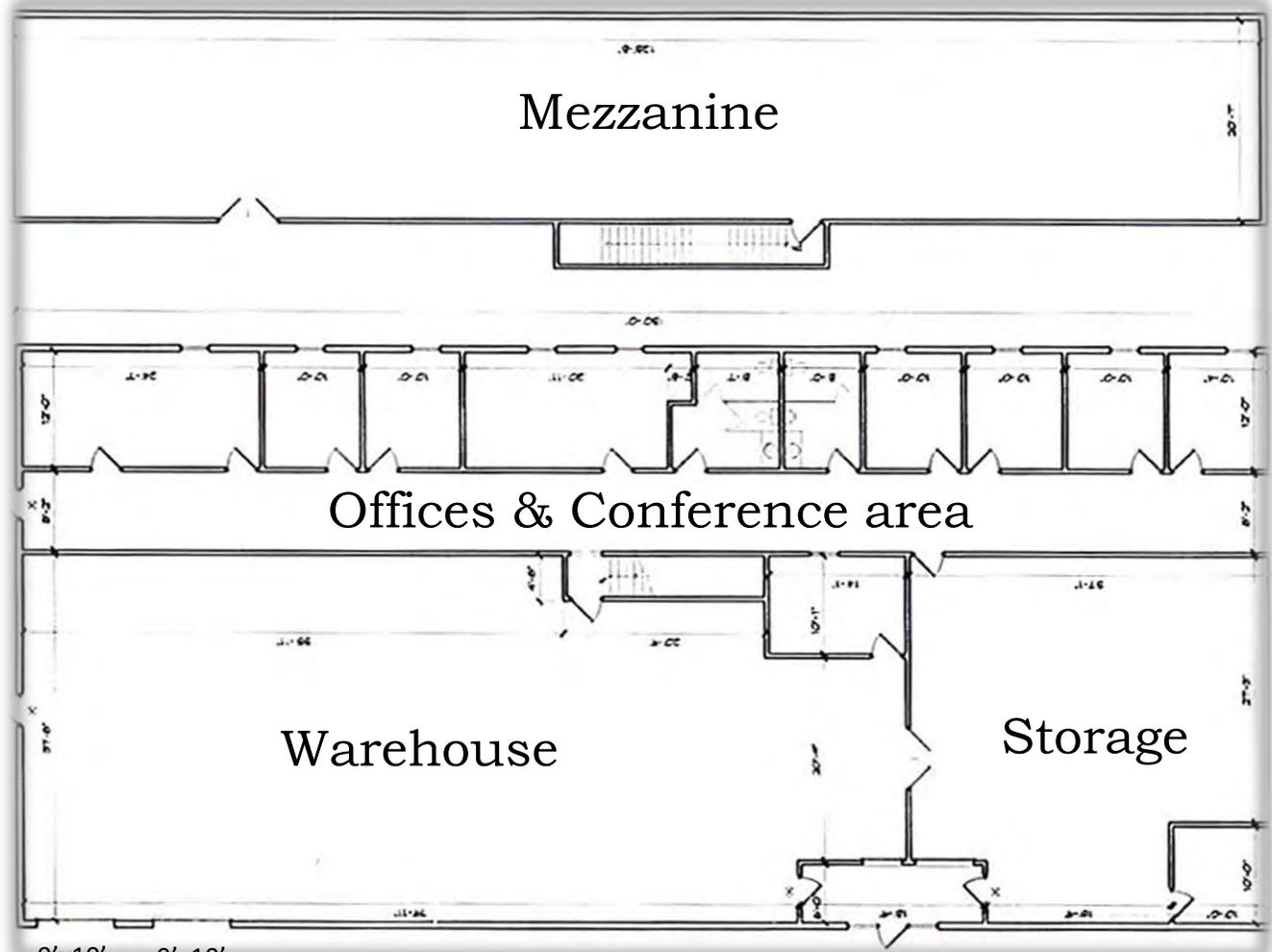
## PROPERTY SUMMARY

- Combined office warehouse
- Fenced secured parking
- 7 offices & 2 conference areas
- Warehouse and mezzanine storage
- Located one block off IL-159
- (1) Dock Door & (1) Drive-In Door

**LEASE RATE: \$9.00/SF, GROSS**

**BARBERMURPHY**

# FLOOR PLAN



9'x10' Drive-in Door  
 9'x10' Dock Door



# SITE MAP



Site	Location	TENANT	Square Footage
A	210 West Division Street Office/Retail Space	LEASED	5,756
B	210 West Division Street Former Office/Data Center	LEASED	6,480
C	210 West Division Street Office/Warehouse	AVAILABLE	10,360

Listing No: 2626

**Industrial**  
**Office / Training / Warehouse**

210 West Division Street Building C  
Maryville, IL 62062

**Total SF Available: 10,636 SF**  
**Min Divisible SF: TBD**

**SQUARE FOOT INFO:**

**Building Total:** 10,636 SF  
**Total Available:** 10,636 SF  
**Direct Lease:** 10,636 SF  
**Sublease:** 0 SF  
**Office:** 4,530 SF  
**Warehouse:** 6,106 SF  
**Min Divisible:** 2,133 SF  
**Max Contiguous:** 10,636 SF

**LAND MEASUREMENTS:**

**Acres:** 0.43  
**Frontage:** 145 FT  
**Depth:** 130 FT

**PROPERTY INFORMATION:**

**Parcel No:** 13-2-21-11-10-101-030 / 131-21-11-00-000-001  
**County:** Madison  
**Zoning:** Commercial  
**Zoning By:** Maryville IL  
**Industrial Park:** N/A  
**Prior Use:** Office / Training / Warehouse

**TIF:** No **Property Tax:**  
**Enterprise Zone:** No **Tax Year:**  
**Foreign Trade Zone:** No  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No

**STRUCTURAL DATA:**

<b>Year Built:</b> 2014	<b>Clearance Min:</b> 9 feet	<b>Style:</b> Metal Warehouse
<b>Rehab Year:</b> N/A	<b>Clearance Max:</b> 20 feet	<b>Roof:</b> Metal
	<b>Bay Spacing:</b> Clear Span	<b>Exterior:</b> Metal
		<b>Floors:</b> 2
		<b>Floor Type:</b> Concrete
		<b>Floor Thickness:</b> 4" & 6"
		<b>Floor Drains:</b> No



**SALE INFORMATION:**

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

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$9.00/SF  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

Space consist of 4,530 SF of office space, 7 Offices, 2 Conference Room, and 6,106 SF warehouse space with Mezzanine. Includes fenced in parking with Automatic Gate. Located one block off Illinois route 159 in Maryville, IL.

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Maryville, IL 62062

**UTILITY INFORMATION**

<b>Water Provider:</b>	Maryville Water	<b>Service:</b>		<b>Location:</b>	At Building
<b>Sewer Provider:</b>	Collinsville	<b>Service:</b>		<b>Location:</b>	At Building
<b>Gas Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	At Building
<b>Electric Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	At Building
<b>AMPS:</b>		<b>Phase:</b>	3 Phase Available		
<b>Low Volts:</b>	220	<b>High Volts:</b>	480		
<b>Telecom Provider:</b>	Charter	<b>Service:</b>		<b>Location:</b>	At Building

**FACILITY INFORMATION**

<b>Truck Dock:</b>	1	<b>Size:</b>	9' x 10'	<b>Parking:</b>	10
<b>Dock Levelers:</b>	1	<b>Capacity:</b>		<b>Surface Type:</b>	Asphalt
<b>Drive-In Doors:</b>	1	<b>Size:</b>	9' x 10'	<b>Yard:</b>	None
<b>Box Van Doors</b>	Yes			<b>Extra Land:</b>	None

<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A
<b>Elevators:</b>	None		

<b>Heating:</b>	Yes	<b>Men's Restroom:</b>	Yes
<b>Cooling:</b>	Yes	<b>Women's Restroom:</b>	Yes
<b>Insulated:</b>	Yes	<b>Shower:</b>	No
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	No
<b>Lighting:</b>	High Bay and Standard Office Lighting	<b>Compressed Air:</b>	No
<b>Skylights:</b>	No		

**Additional Facility Information:**

Access to mezzanine by fork lift form main warehouse

**TRANSPORTATION**

<b>Interstate:</b>	1 Mile from I- 55 / 2 Miles from I-270
<b>Rail:</b>	None
<b>Barge:</b>	None
<b>Airport:</b>	None

**Listing Broker(s)**

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Cell: (618) 975-0504

**Comments**

10,636 SF Office / Warehouse, Featuring 6,106 SF in warehouse space located one block off Illinois route 159 in Maryville, IL.  
Includes Fenced in Parking with Automatic Gate.