

# 11,000+/- SF FLEX BUILDING

1801 N. Illinois St. (Route 159), Swansea, IL 62226



- Potential for Office/Warehouse Use
- Open Floor Plan
- 5' X 8' Overhead Door
- Hydraulic Lift
- 3 Phase Power

**SALE PRICE: \$1,950,000**

**BARBERMURPHY**

1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Mike Durbin  
C: 618.960.8675  
[MikeD@barbermurphy.com](mailto:MikeD@barbermurphy.com)

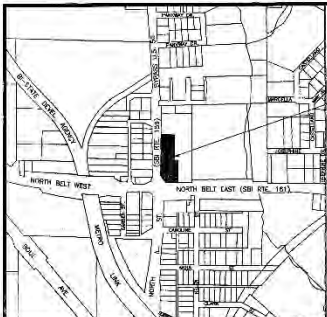
Collin Fischer – CCIM  
C: 618.420.2376  
[CollinF@barbermurphy.com](mailto:CollinF@barbermurphy.com)



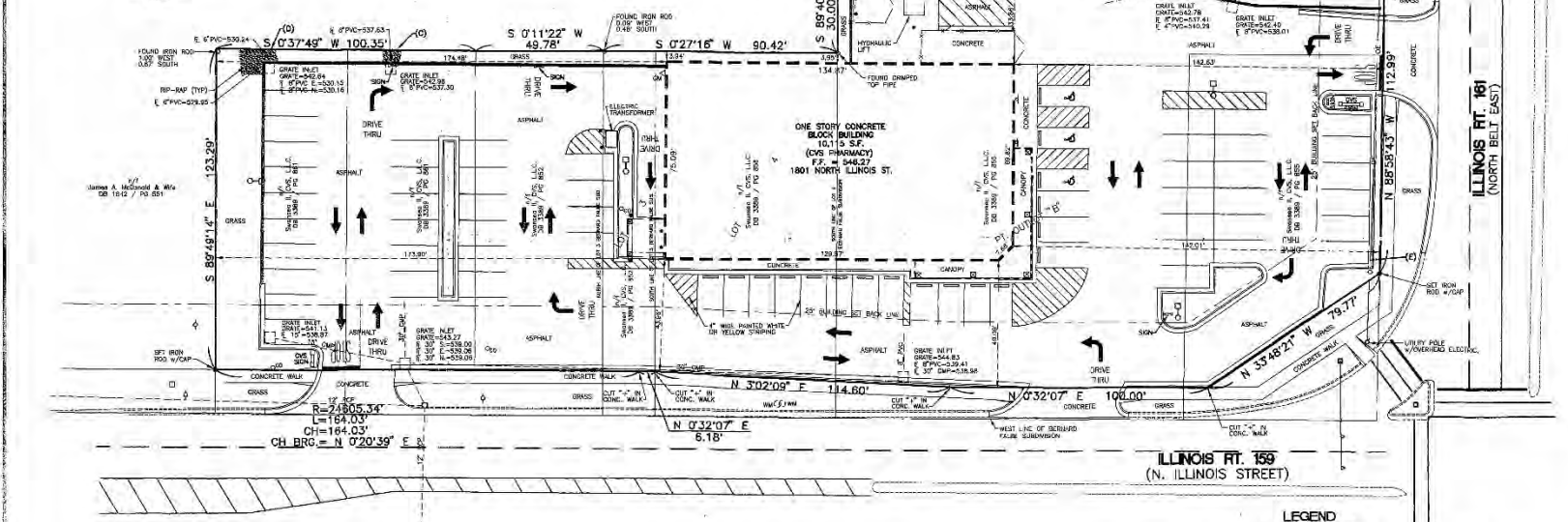
# SITE PLAN

## ALTA/ACSM LAND TITLE SURVEY

LOT 3, LOT 4, PART OF OUTLOT "B" AND FOUR UNNUMBERED LOTS IN BERNARD FALBE SUBDIVISION, AS RECORDED IN PLAT BOOK "48" ON PAGE 100, SAID SUBDIVISION BEING A PART OF LOT 5 IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF ST. CLAIR COUNTY, ILLINOIS, IN PLAT BOOK "C" ON PAGE 335 VILLAGE OF SWANSEA, ST. CLAIR COUNTY, ILLINOIS



VICINITY MAP  
N. SCALE



- SCHEDULE "C"**  
COMMITMENT NO. 17866
1. DOES NOT AFFECT SUBJECT PROPERTY
  2. DOES NOT AFFECT SUBJECT PROPERTY
  3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
  4. DOES NOT AFFECT SUBJECT PROPERTY
  5. DOES NOT AFFECT SUBJECT PROPERTY
  6. DOES NOT AFFECT SUBJECT PROPERTY
  7. RESOLUTION OF THE BOARD OF SUPERVISORS OF ST. CLAIR COUNTY, ILLINOIS RECORDED IN BOOK 1077 ON PAGE 13 PERTAINING TO THE ESTABLISHMENT OF BUILDING LINES ON PREMISES FRONTING ON HIGHWAYS.
  8. TITLE TO ALL COAL WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO. (AS TO #8(A), #8(B) & #8(C) (NO EXAMINATION MADE OF MINERAL TITLE).
  9. TITLE TO ALL COAL WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO. (NO EXAMINATION MADE OF MINERAL TITLE).

**LEGAL DESCRIPTION**  
A tract of land being a part of BERNARD FALBE SUBDIVISION as recorded in Plat Book "48" on page 100 in the Recorder of Deeds Office of St. Clair County, Illinois, said subdivision being a part of Lot 5 in the Northwest Quarter of Section 15, Township 1 North, Range 8 West of the Third Principal Meridian and being more particularly described as follows:  
Beginning of a strip top pipe which marks the Southeast corner of Lot 4 in said BERNARD FALBE SUBDIVISION; thence South 89 degrees 40 minutes 32 seconds East, a distance of 30.00 feet to a point; thence South 00 degrees 32 minutes 21 seconds West, a distance of 211.86 feet to a point in the Northwesterly line of Illinois Route 151 (North Belt East); thence along said Northwesterly line, North 89 degrees 08 minutes 43 seconds West, a distance of 112.99 feet to a point; thence North 33 degrees 45 minutes 21 seconds West, a distance of 75.77 feet to a point in the Eastern line of Block Number 159 (N. Illinois Street); thence along said Eastern line, North 00 degrees 32 minutes 07 seconds East, a distance of 100.00 feet to a point; thence North 03 degrees 02 minutes 09 seconds East, a distance of 114.60 feet to a point; thence North 00 degrees 32 minutes 07 seconds East, a distance of 8.18 feet to a point; thence along a curve to the left having a radius of 24900.44 feet, the chord of which bears North 00 degrees 20 minutes 39 seconds East, an arc distance of 194.03 feet to a point; thence leaving said Eastern line, South 88 degrees 46 minutes 14 seconds East, a distance of 123.50 feet to a point; thence South 00 degrees 37 minutes 48 seconds West, a distance of 100.35 feet to a point; thence South 00 degrees 11 minutes 24 seconds West, a distance of 49.76 feet to a point; thence South 03 degrees 27 minutes 16 seconds West, a distance of 80.42 feet to the point of beginning.  
Said tract of land containing 1.411 acre (61,456 s.f.), more or less, and being situated in St. Clair County, Illinois

**LEGEND**

- Iron Rod Found
- Cone Monument Pat. Stone Laminated
- Utility Pole (6.24)
- Utility Pole (5.11)
- Flag-Pole (2.40)
- Flag-Pole (1.17)
- Overhead Electric (3.55)

**ENCROACHMENTS**

- (A) Utility Pole (6.24)
- (B) Utility Pole (5.11)
- (C) Flag-Pole (2.40)
- (D) Flag-Pole (1.17)
- (E) Overhead Electric (3.55)

**GENERAL NOTES**

1. Block or Bearing - Centimeter of 76.150 (N. 100) bearing 592.5137°W according to the plat of N. 151 recorded in Book 52 page 116 and 126. Bearings are on the Illinois State Plane Coordinate System according to said plat.

To Cedarwood Development Corporation, Hook-Super, Inc., and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the requirements for an "Urban Survey" including items from Table A, as defined in the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey" dated 1997, and in effect at the time of this survey.

Date: **Ronald D. Bright**  
I.P.L.S. No. 035-003157

**CEDARWOOD DEVELOPMENT**  
RT. 159 AND NORTH BELT EAST  
SWANSEA, ILLINOIS

CLIENT: CEDARWOOD DEVELOPMENT  
1765 MERRIMAN ROAD  
AKRON, OHIO 44313  
(330) 836-9971

SURVEY DATA:  
FIELD BOOK: 749C  
SURVEY DATE: 4-11-00  
SURVEY DATE: 4-11-00  
CREW: KOR & CJS

**Kuhlmann Design Group, Inc.**  
15 E. Washington Street  
Bloomington, IL 62206-1421  
Tel: (618) 251-1888  
Bloomington, Illinois, U.S.A.

**KdG**

DISCLAIMER OF RESPONSIBILITY  
I, the undersigned, certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not providing any warranty, express or implied, in connection with the information furnished herein. I am not responsible for any errors or omissions in this survey or for any reliance thereon by any party other than the architect or engineer to whom it is furnished.

NO.	DATE

PROJECT NO. 990349  
SHEET 0003  
DATE APRIL 13, 2000

CONTRACT NO. 0003  
CREATED: DUK  
DATE APRIL 13, 2000

ALTA/ACSM  
LAND TITLE SURVEY

SHEET 1 OF 1

**Listing No:** 2607

**Flex Building**

1801-1803 N Illinois Street Swansea, IL 62226

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,950,000  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$16.50/SF  
**Lease Type:** NNN  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

**Comments**

11,000 SF Flex Building with Open Floor Plan. Features a 5'x8' grade level door and hydraulic lift.

**Total SF Available:** 11,000 SF  
**Min Divisible SF:** 11,000 SF

**SQUARE FOOT INFO:**

**Building Total:** 11,000 SF  
**Total Available:** 11,000 SF  
**Direct Lease:** 11,000 SF  
**Sublease:** 0 SF  
**Office:** 11,000 SF  
**Retail:** 11,000 SF  
**Min Divisible:** 11,000 SF  
**Max Contiguous:** 11,000 SF

**LAND MEASUREMENTS:**

**Acres:** 1.31  
**Frontage:** 433 FT  
**Depth:** 170 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-15.0-101-045; 044; 043; 042; 041	<b>TIF:</b> No	<b>Parking:</b> 64
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> Planned Business	<b>Survey:</b> No	<b>Traffic Count:</b> 37,000
<b>Zoning By:</b> Village of Swansea	<b>Environmental:</b> No	<b>Property Tax:</b> \$39,102.32
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2021
<b>Prior Use:</b> CVS		



**STRUCTURAL DATA:**

<b>Year Built:</b> 2000	<b>Clearance Min:</b> 7	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b> 12	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b> Yes
<b>Class:</b> A		

**Listing Broker(s)**

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376	Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675
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