

INDUSTRIAL FOR SALE AND LEASE

28,600 SF OFFICE/WAREHOUSE

4141 STATE ROUTE 111, PONTOON BEACH, IL 62040



SALE PRICE: \$1,000,000 | LEASE RATE: \$6.00/SF,NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

barbermurphy.com

PRESENTED BY:

STEVE ZUBER, CCIM, SIOR

Principal

office: (618) 277-4400

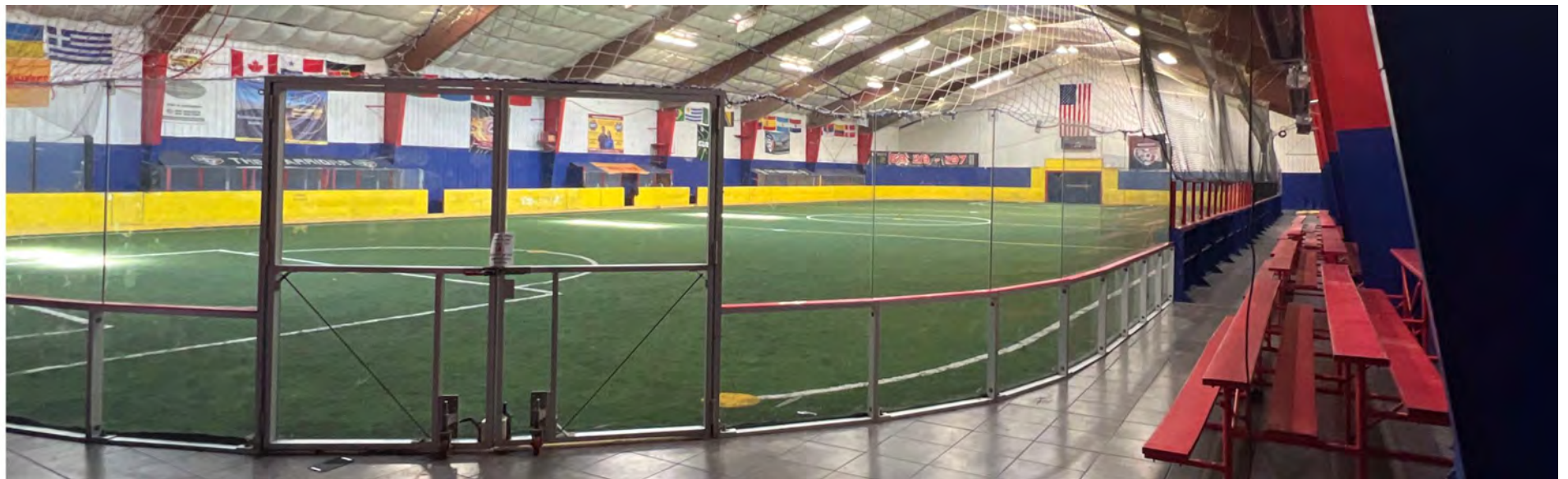
cell: (314) 409-7283

steve@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 PHOTOS

4141 STATE ROUTE 111



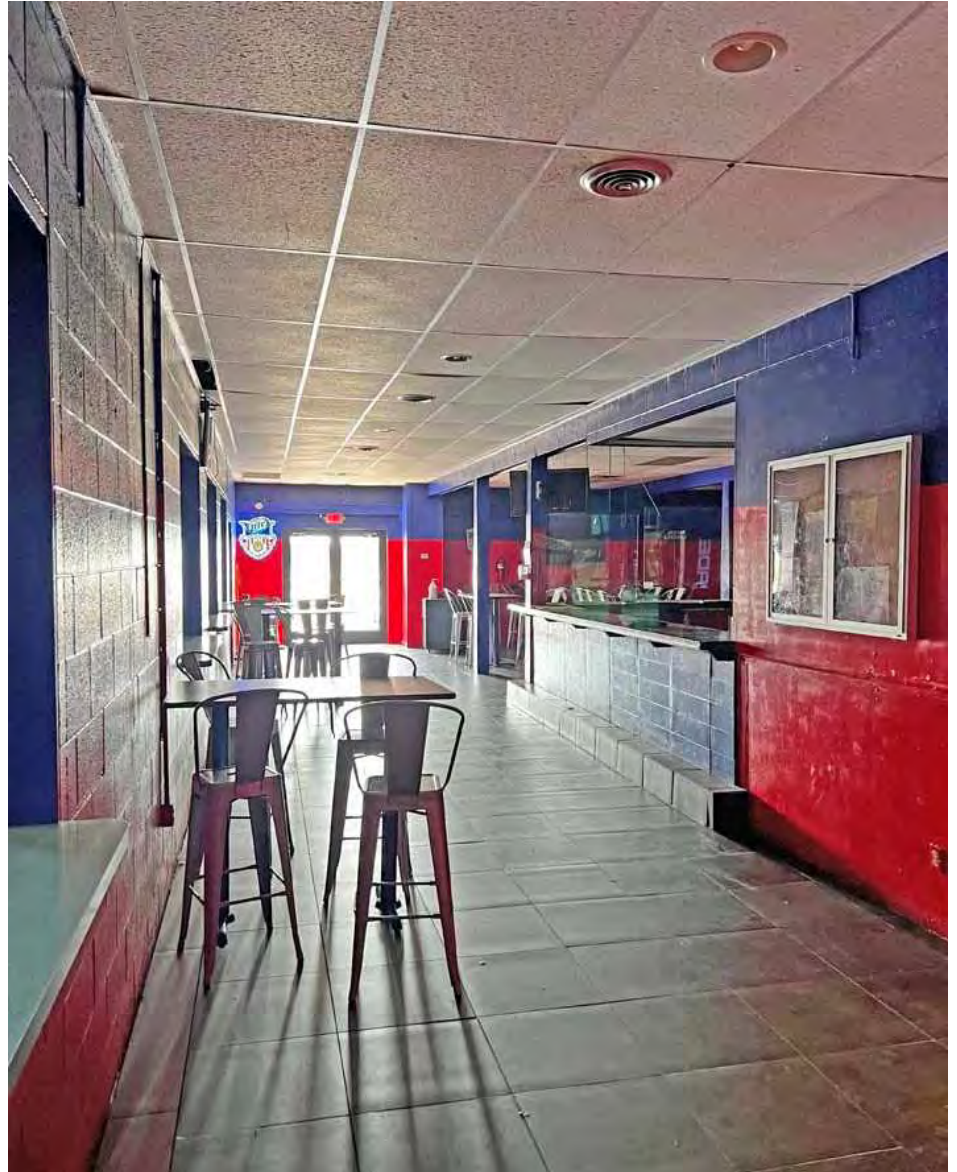
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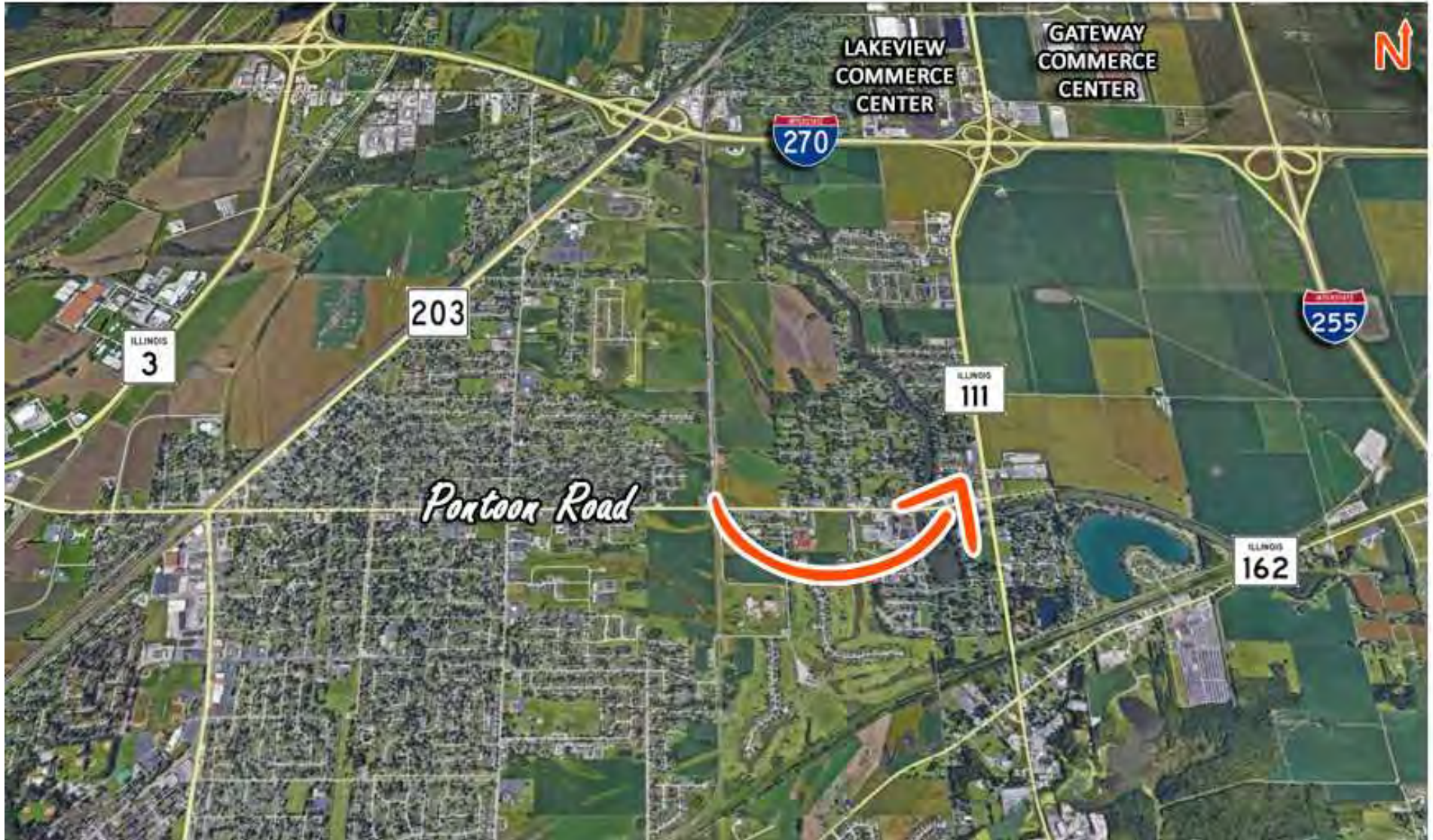
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REGIONAL MAP

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AREA MAP & PROPERTY DESCRIPTION

4141 STATE ROUTE 111



PROPERTY DESCRIPTION

Former indoor soccer facility in Pontoon Beach, IL

Partial kitchen and reception area in place

Unfinished atrium above kitchen

LOCATION OVERVIEW

The City of Pontoon Beach is in Madison County, in southwestern Illinois. Geographically located approximately 10 miles northeast of the City of St. Louis, Pontoon Beach is part of the St. Louis Metropolitan Statistical Area. Pontoon Beach is also home to the 2,300 acre Gateway and Lakeview Commerce Center. Additionally, the city is approximately 76 miles southwest of Springfield, Illinois, and just over 245 miles southwest of the City of Chicago.

INDUSTRIAL PROPERTY INFO

4141 STATE ROUTE 111

LISTING # 2752

PROPERTY INFO

APN: 17-1-20-02-17-303-044
 County: IL - Madison
 Zoning: Commercial
 Property Taxes: \$19,632.76
 Prior Use: Indoor Soccer facility

STRUCTURAL DATA

Year Built: 1980
 Construction Type: Steel
 Min-Max Clearance: 18'
 Bay Spacing: Clear Span
 Floor Type: Concrete

UTILITY INFO

Water provider/Location: City Served
 Sewer Provider/Location: City Served
 Gas Provider/Location: Ameren Illinois
 Electric Provider//Location: Ameren Illinois

FACILITY INFO

Grade Doors: No
 Heating/Cooling: Yes
 Lighting: Fluorescent
 Parking: Exposed (75 Spaces)



SALE/LEASE INFO

Price: \$1,000,000
 Price / SF: \$34.97
 Lease Rate: \$6.00/SF
 Lease Type: NNN

SQUARE FOOT INFO

Building SF: 28,600
 Office SF: 7,200
 Warehouse SF: 21,400
 Min Divisible: 28,600
 Max Contiguous: 28,600

LAND MEASUREMENTS

Lot Size: 1.68 Acres
 Dimensions: 305' x 257'

TRANSPORTATION

Interstate: 1-270 (1/2 mile)
 Airport: St. Louis