

FOR LEASE

4141 State Route 111
Pontoon Beach, IL
62040



28,600 SF METAL OFFICE/WAREHOUSE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

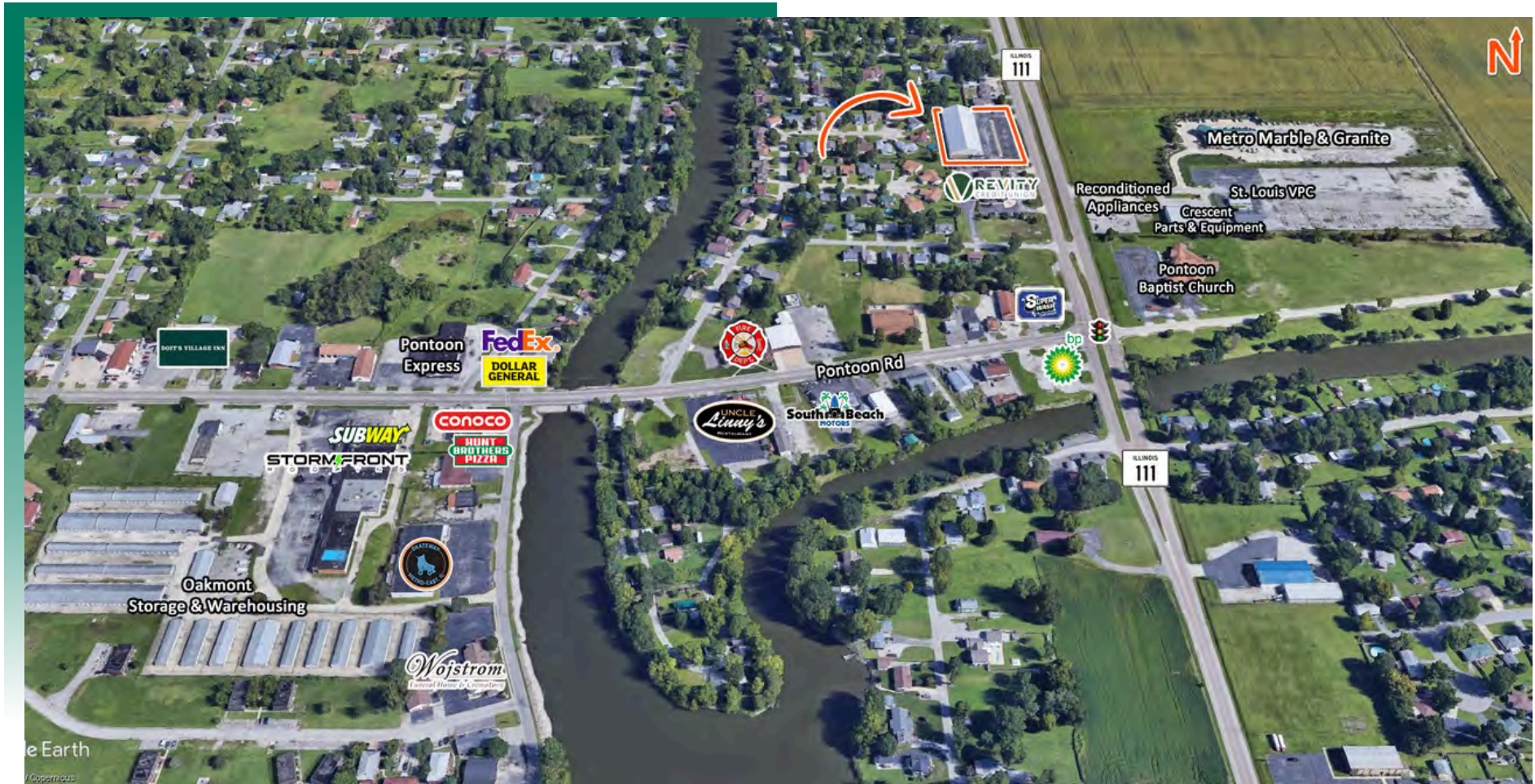
John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johne@barbermurphy.com



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.

AREA MAP

4141 State Route 111, Pontoon Beach, IL 62040

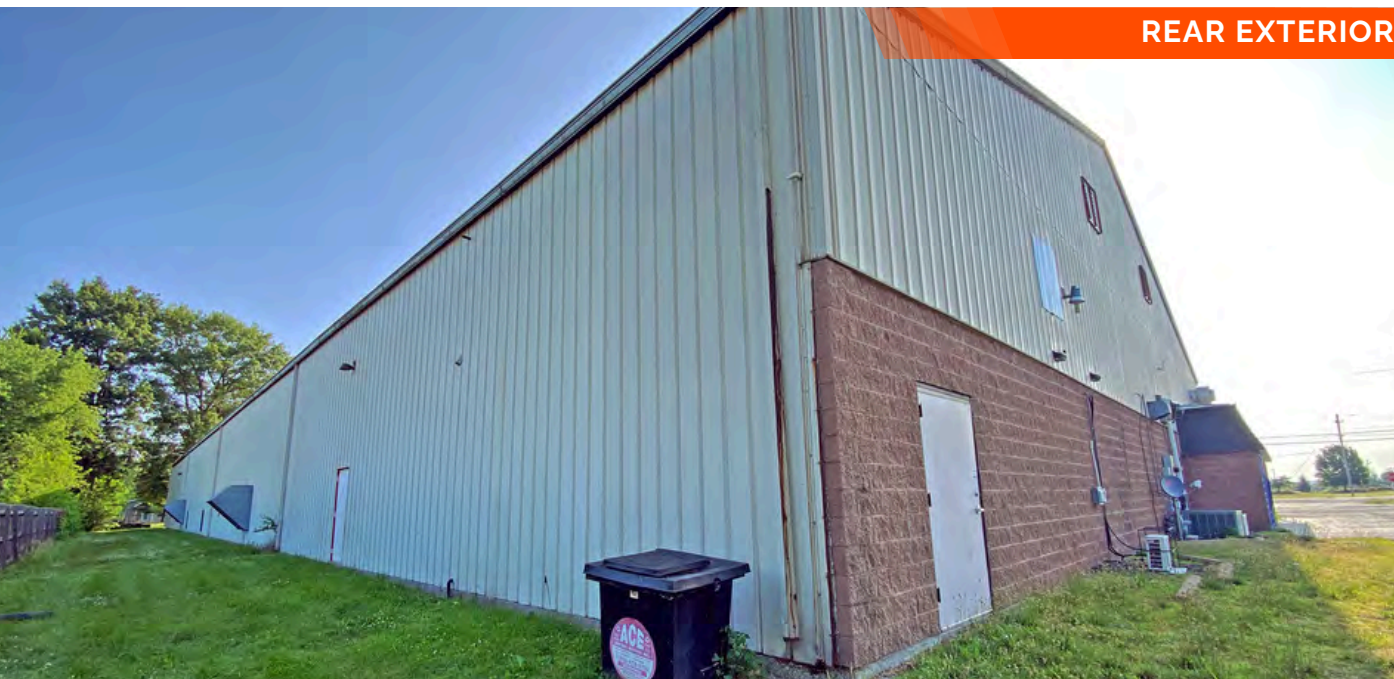


LOCATION OVERVIEW

Excellent interstate access 1 mile from I-270, less than 2 miles from I-255. 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.



PARKING LOT



REAR EXTERIOR

28,600 SF metal, insulated building for lease.

Currently utilized as an indoor soccer facility

Kitchen (snack bar) month to month lease.

Unfinished Atrium above kitchen, additional office or atrium 4,000 SF.

Overhead doors may be added.

Good opportunity for HVAC/sheet metal contractor, construction contractor, distribution, storage, and other opportunities

LEASE RATE: \$3.00/SF, Gross

PROPERTY HIGHLIGHTS



7,200 SF OFFICE



21,400 SF WAREHOUSE



RECEPTION AREA



75 PARKING SPACES

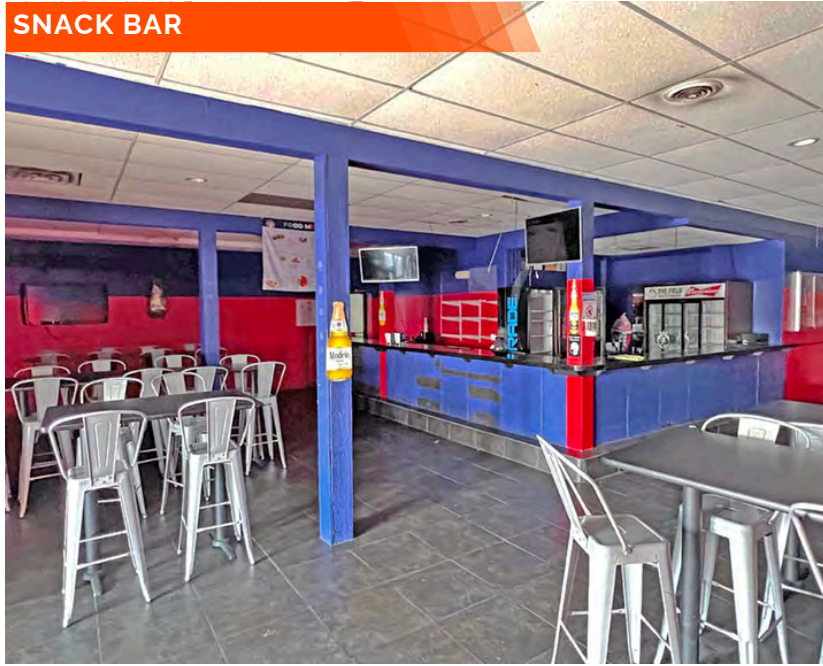


18' CLEAR HEIGHT

PROPERTY PHOTOS

4141 State Route 111, Pontoon Beach, IL 62040

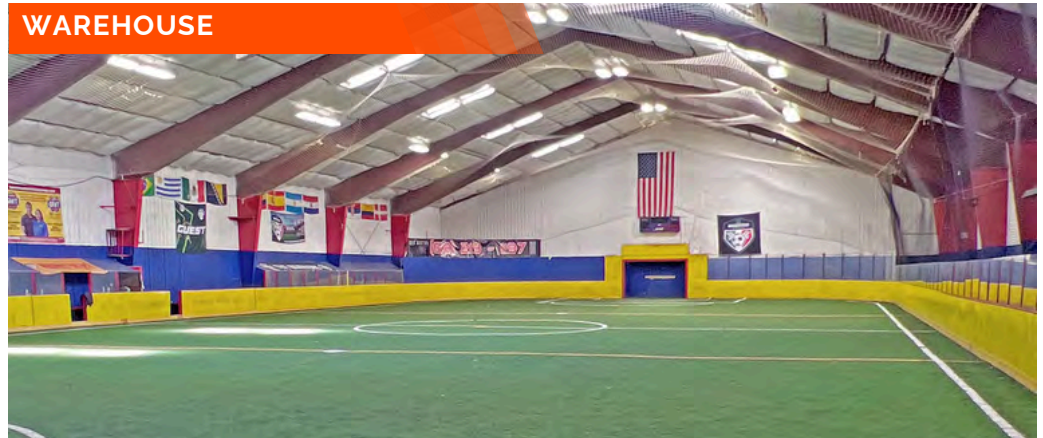
SNACK BAR



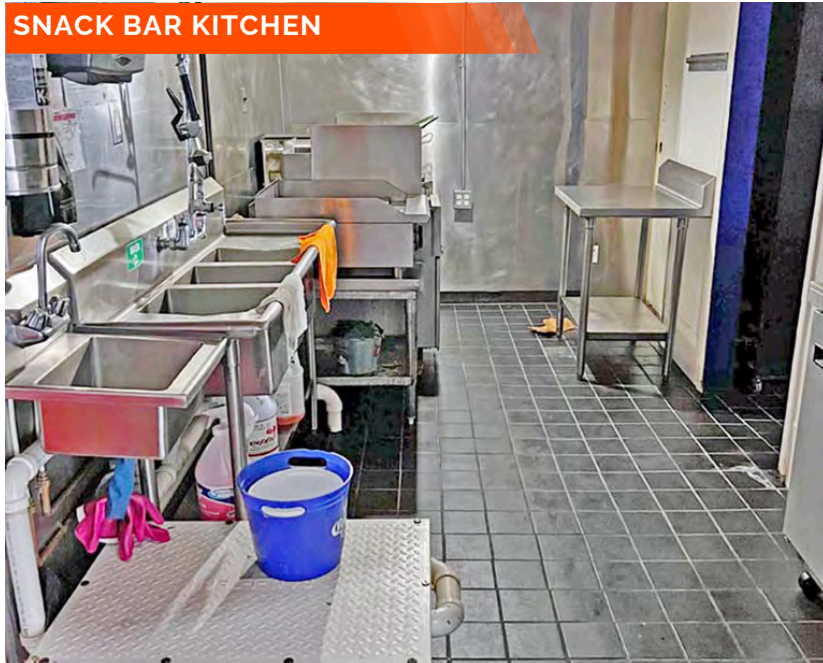
WAREHOUSE



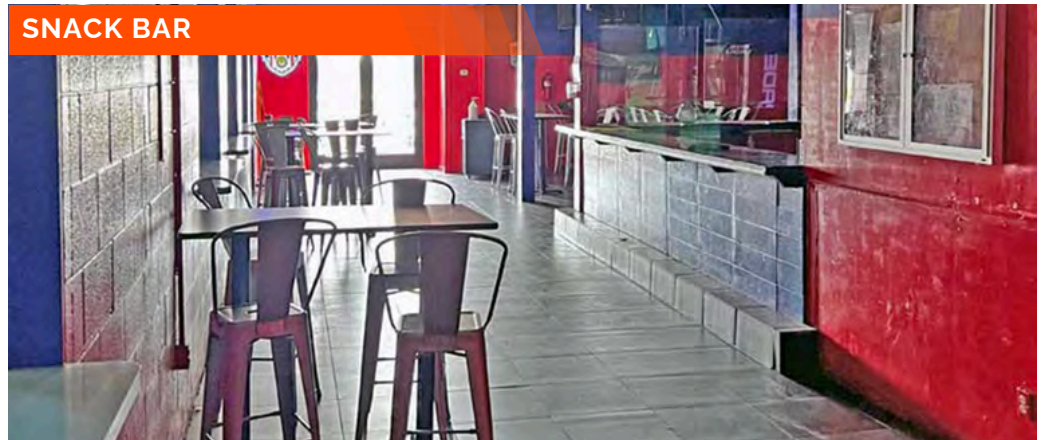
WAREHOUSE



SNACK BAR KITCHEN



SNACK BAR



INDUSTRIAL PROPERTY SUMMARY

4141 STATE ROUTE 111

LISTING # 2752

LOCATION DETAILS:

Parcel #: 17-1-20-02-17-303-044
County: IL - Madison
Zoning: Commercial

PROPERTY OVERVIEW:

Building SF: 28,600
Vacant SF: 28,600
Usable Sqft: 28,600
Office SF: 7,200
Warehouse SF: 21,400
Min Divisible SF: 28,600
Max Contig SF: 28,600
Lot Size: 1.68 Acres
Frontage: 305'
Depth: 257'
Parking Spaces: 75
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1980
Clear Ht Max: 18'
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Lighting: Fluorescent
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Overhead Doors: Can be added

TRANSPORATION:

Interstate Access: I-270 1/2 mile



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INDUSTRIAL PROPERTY SUMMARY PG 2

4141 STATE ROUTE 111

UTILITY INFO:

Water Provider:	City Served
Water Location:	On Site
Sewer Provider:	City Served
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Telecom Provider/Location:	AT&T



TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	Yes
Foreign Trade Zone:	No

SALE/LEASE INFORMATION:

Lease Rate:	\$3.00/SF
Lease Type:	Gross

FINANCIAL INFORMATION:

Taxes:	\$19,632.76
Tax Year:	2021

Property Description

28,600 SF metal, insulated building for lease. Currently utilized as an indoor soccer facility in Pontoon Beach, IL. Kitchen (snack bar) month to month lease. Reception area in place. Unfinished Atrium above kitchen, additional office or atrium 4,000 SF. Overhead doors may be added. Current sports complex, good opportunity for HVAC/sheet metal contractor, construction contractor, distribution, storage and other opportunities