

FOR LEASE

1328-1336 Mercantile
Drive, Highland, IL 62294



LEASE RATE: \$14/SF, NNN

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Newly remodeled medical office suite in Woodcrest Plaza.

The office includes a staff lounge with kitchenette, waiting room with reception desk, (7) exam rooms, (1) lab/documentation area and restrooms. This well-appointed space is ideal for efficient and versatile office operations.

1,500-3,040 SF Office Space




PROPERTY HIGHLIGHTS


Staff and Public Restroom


Kitchenette


Staff Lounge


(7) Exam Rooms


Reception & Waiting Room

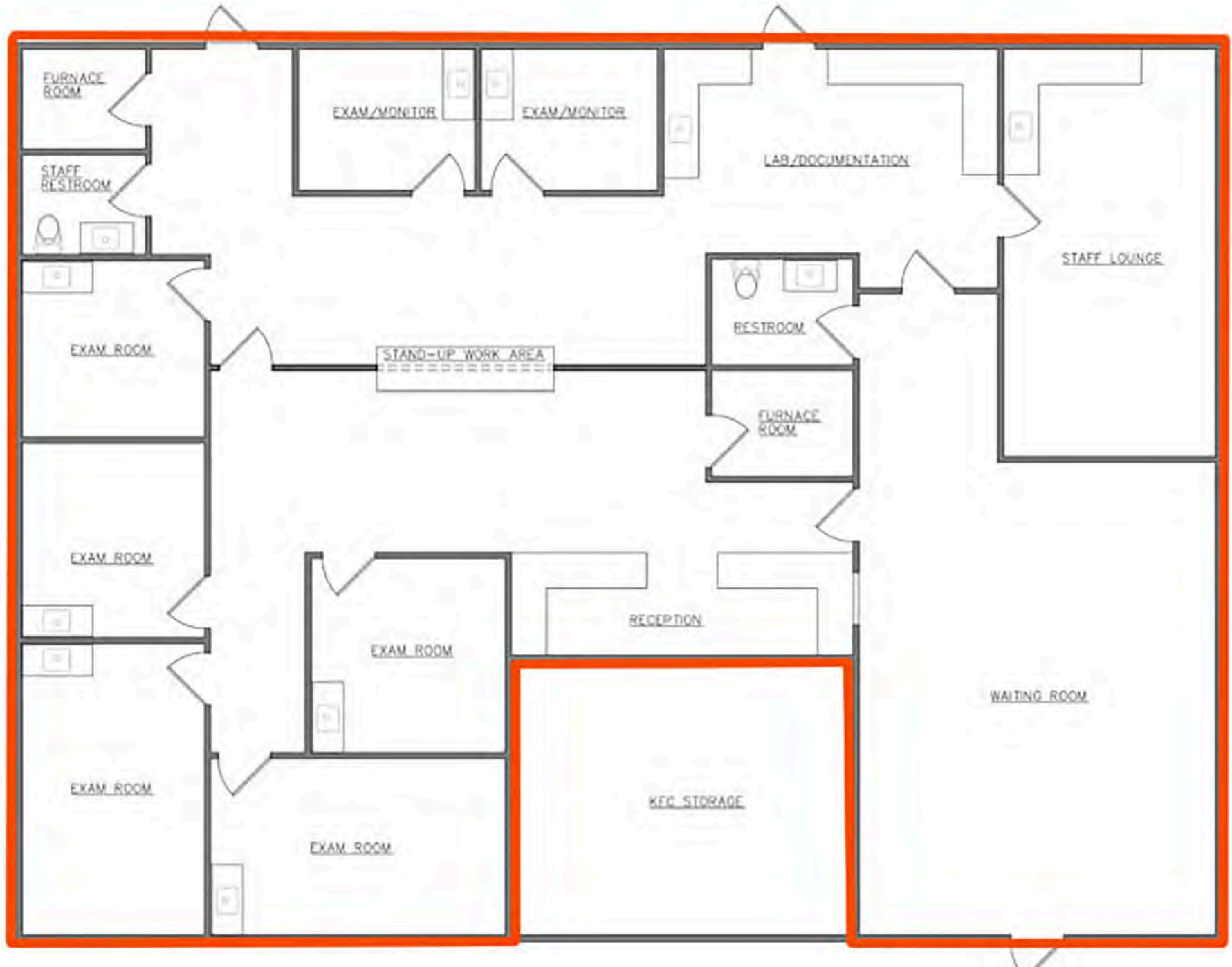
PRIVATE OFFICES

1328-1336 MERCANTILE DRIVE, HIGHLAND, IL 62294



FLOOR PLAN

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AREA MAP

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LOCATION OVERVIEW

The 1,500-3,040 SF office space is strategically situated in Highland, IL, just off Highway 40, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO (30 Miles), offers convenient access to a major metropolitan area.



Highway
40



8,200 ADT



Newly
Remodeled

OFFICE/RETAIL PROPERTY SUMMARY

#2808

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LEASE INFORMATION:

Lease Rate per SF: \$14.00
Lease Type: NNN
Net Charges: \$2.00/SF

SQUARE FOOT INFO:

Building Total: 25,000 SF
Direct Lease: 3,040 SF
Sublease: 0 SF
Office: 3,040 SF
Retail: 3,040 SF
Min Divisible: 1,500 SF
Max Contiguous: 3,040 SF



PROPERTY INFORMATION:

Parcel No: 02-2-18-32-16-401-014
County: Madison
Zoning: C-3
Prior Use: Medical
Complex: Woodcrest Plaza
Parking: Shared
Traffic Count: 8,200
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Property Tax: \$28,616.88
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1980
Rehab Year: 2022
Building Class:
Clearance Min: 9'
Clearance Max: 9'
Roof: Shingle
Exterior: Brick
Floors: 1
Signage: Monument & Building

TRANSPORTATION:

Interstate: I-70
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

Join other Medical and Professional tenants in this Highly Visible location in Wood crest Plaza. Great Exposure to and easy access from Hwy 40. Turnkey medical space available.

