

FOR LEASE

1328-1336 Mercantile Dr.,
Highland, IL 62294



LEASE RATE: \$10/SF, NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM

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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

1328-1336 Mercantile Drive, Highland, IL 62294



LOCATION OVERVIEW

Conveniently located on Hwy 40 between Walnut and Poplar St

 MONUMENT SIGNAGE	 HWY 40
 NEWLY REMODELED	 8,200 ADT

FLOOR PLAN

1328-1336 Mercantile Drive, Highland, IL 62294



1328 MECANTILE
SCALE: 1" = 1'-0"

*Not to Scale

PROPERTY PHOTOS

1328-1336 Mercantile Drive, Highland, IL 62294

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



PROPERTY PHOTOS

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OFFICE/RETAIL PROPERTY SUMMARY

1250-1336 MERCANTILE DR

LISTING # 2808

LOCATION DETAILS:

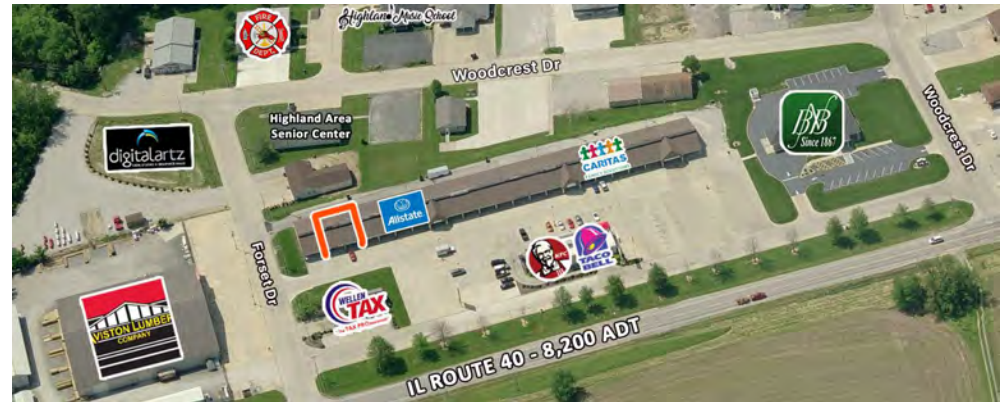
Parcel #: 02-2-18-32-16-401-014
County: IL - Madison
Zoning: C-3 - Highland

PROPERTY OVERVIEW:

Building SF: 25,000
Vacant SF: 3,040
Usable Sqft: 25,000
Min Divisible SF: 1,500
Max Contig SF: 3,040
Office SF: 25,000
Retail SF: 25,000
Signage: Building
Lot Size: 1.89 Acres
Frontage: 500
Depth: -
Parking Spaces: -
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1980
Yr Renovated: 2022
Building Class: -
Ceilings: 9'
Construction Type: -



SALE/LEASE INFORMATION:

Lease Rate: \$10.00/SF
Lease Type: NNN
CAM: \$2.00

FINANCIAL INFORMATION:

Taxes: \$28,616.88
Tax Year: -

DEMOGRAPHICS:

Traffic Count: 8,200

PROPERTY DESCRIPTION:

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.



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