

FOR LEASE

4110 Pointe West Ct
Swansea, IL 62226



2,500 SF OFFICE SPACE

BARBERMURPHY

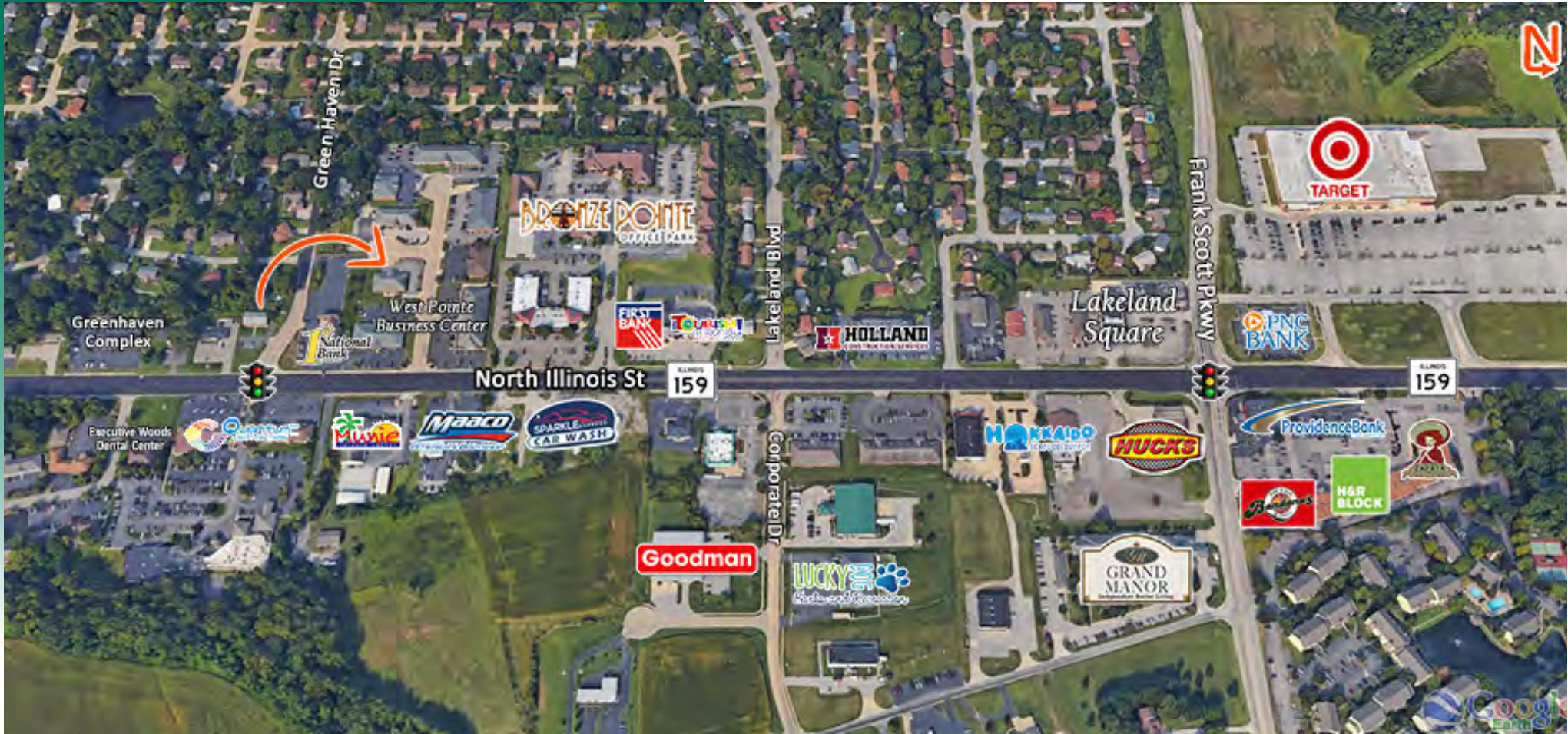
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AREA MAP

4110 Pointe West Ct., Swansea, IL 62226

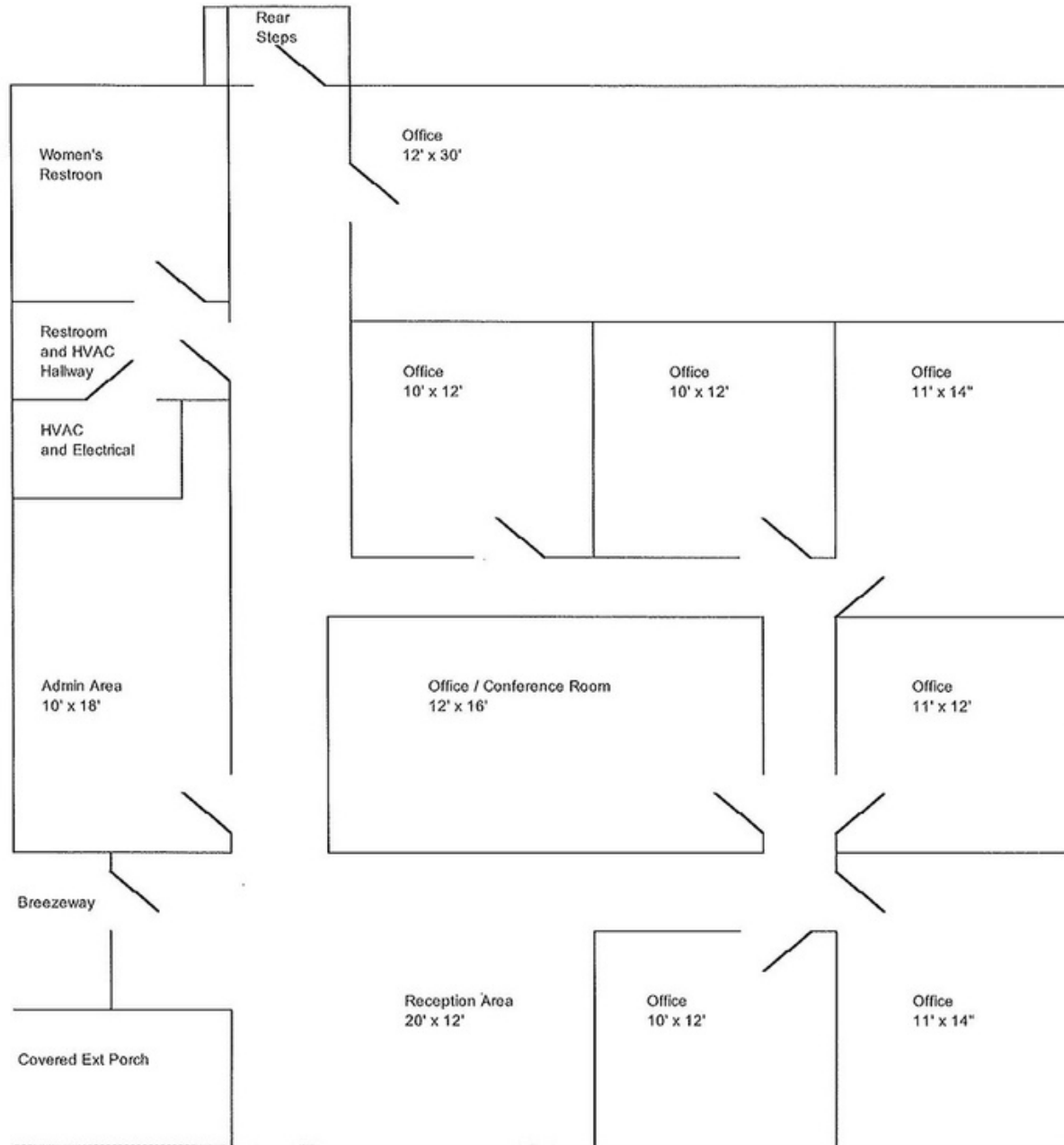


LOCATION OVERVIEW

Located off IL Route 159 (N Illinois St) in the West Pointe Business Center.

FLOOR PLAN

4110 Pointe West Ct., Swansea, IL 62226



*Not to scale

PROPERTY PHOTOS

4110 Pointe West Ct., Swansea, IL 62226

EXTERIOR IMAGE



INTERIOR OFFICE



INTERIOR OFFICE



INTERIOR WAITING AREA



OFFICE PROPERTY SUMMARY

4110 Pointe West Ct., Swansea, IL 62226

#2874

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$14.50/SF
Lease Type: Gross
Net Charges: -
Cam Charges: -
Lease Terms: -

SQUARE FOOT INFO:

Building Total: 5,000 SF
Total Available: 2,500 SF
Direct Lease: 2,500 SF
Sublease: 0 SF
Office: 2,500 SF
Min Divisible: 2,500 SF
Max Divisible: 2,500 SF

LAND MEASUREMENTS:

Acres: 0.44 AC
Frontage: -
Depth: -

TRANSPORTATION:

Interstate: -
Rail: -
Barge: -
Airport: -

PROPERTY INFORMATION:

Parcel No: 08-04.0-207-033
County: St. Clair
Zoning: B-1
Prior Use: -
Complex: -
Parking: 20
Parking Surface Type: Asphalt
Traffic Count: -
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$14,046
Tax Year: 2024

STRUCTURAL DATA:

Year Built: 2003
Rehab Year: 2023
Building Class: -
Clearance Min: 9'
Clearance Max: 9'
Roof: Shingle
Exterior: -
Floors: 1
Signage: Monument



COMMENTS:

Space has 7 offices, a reception area, and conference room. Both HVAC systems were replaced in 2021. New roof (shingled) 2022. Parking lot resurfaced and striped 2021. Landlord pays for Water, Sewer, and Trash.

