

FOR LEASE

100-120 Executive Dr.
Highland, IL 62249



PROFESSIONAL OFFICE SUITE & WAREHOUSE

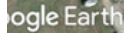
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LOCATION OVERVIEW

Highly visible business park located right of of Highway 40 near the entrance of Highland.

PROPERTY PHOTOS

SUITE HIGHLIGHT



BULL PEN



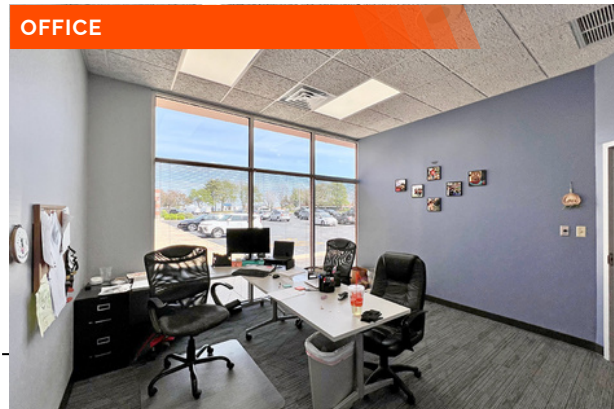
CONFERENCE ROOM



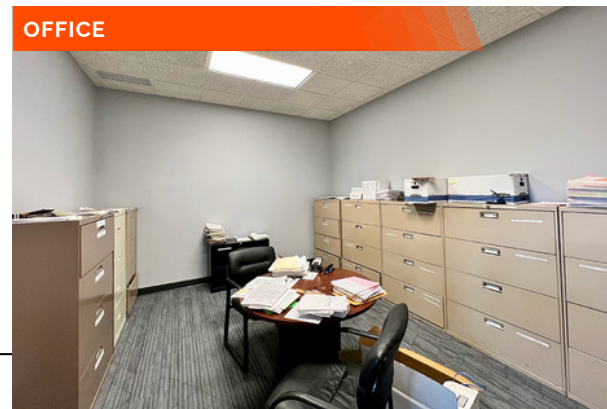
KITCHENETTE



OFFICE



OFFICE

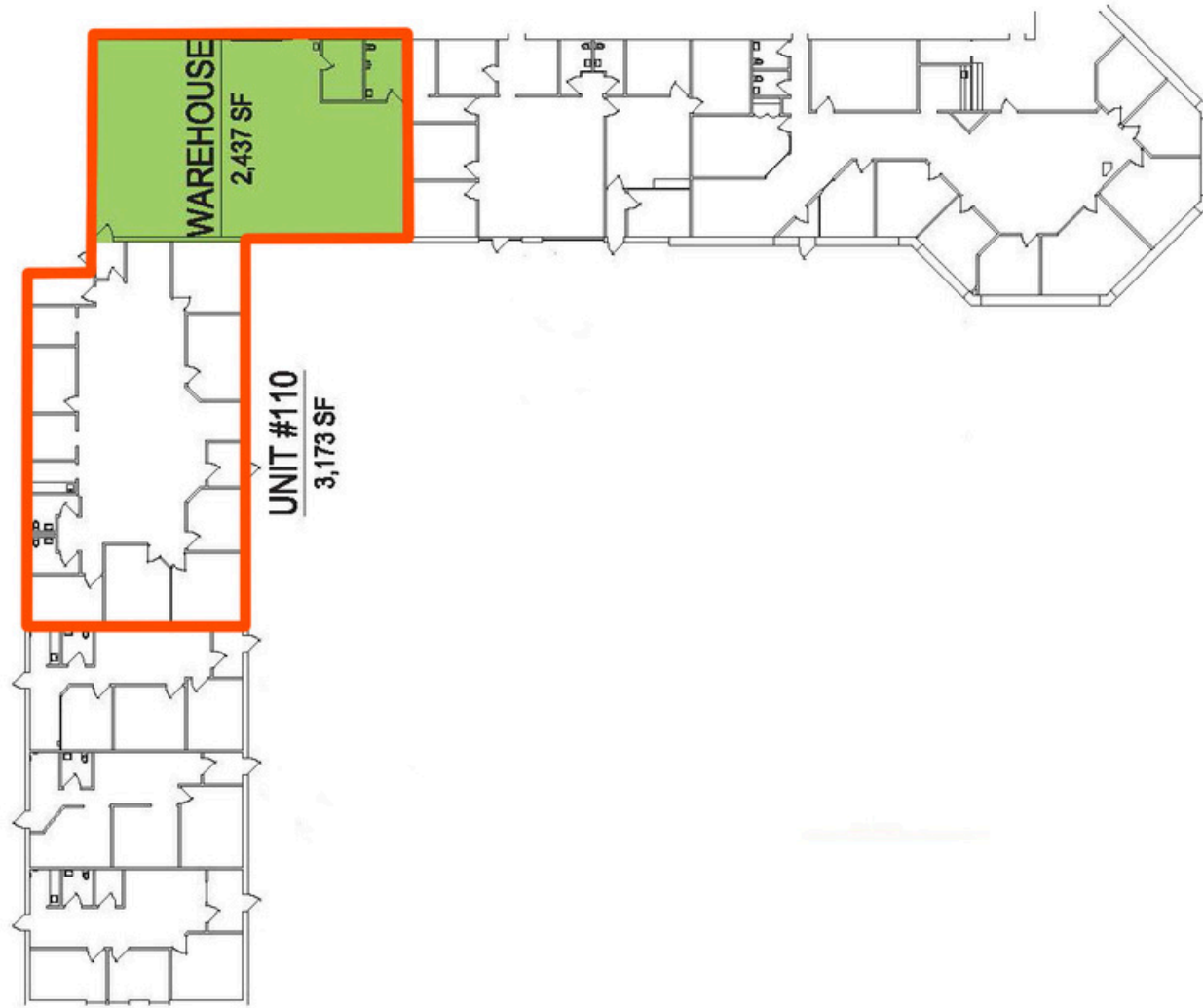


WAREHOUSE - OVERHEAD DOORS



FLOOR PLAN

100-120 Executive Dr. Highland, IL 62249



*Not to scale

OFFICE/WAREHOUSE SUMMARY

110 EXECUTIVE DRIVE

LISTING # 2881

LOCATION DETAILS:

Parcel # 16,091
County: IL - Madison
Zoning: I

PROPERTY OVERVIEW:

Building SF: 16,091
Usable Sqft: 5,610
Min Divisible SF: 2,437
Max Contig SF: 5,610
Office SF: 3,173
Warehouse SF: 2,437
Signage: Building, Monument
Lot Size: 2.27 Acres
Frontage: 245
Depth: 309
Parking Spaces: 94
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Building Class: B
Ceilings: 10'-12'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$10.95 / SF
Lease Type: NNN
NNN Expenses: \$5.20

FINANCIAL INFORMATION:

Taxes: \$31,030.92
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 4,500

Property Description

3,173 sf office suite and 2,437 sf warehouse available for lease (5,610 sf total) within a well maintained business center. Current tenant's lease expires 9.30.25. Six offices, one conference room, kitchenette, large bullpen, IT rack room and storage. Office suite has direct access to a 2,437 sf warehouse (heat only) with an 8 x 8 OHD (truck height) and a 10 x 10 drive-in door. 12 foot clear height. As-Is pricing. TI negotiable. Professional on-site management.