

# FOR LEASE

100-120 Executive Dr.  
Highland, IL 62249



**PROFESSIONAL OFFICE SUITE & WAREHOUSE**

**BARBERMURPHY**  
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# AREA MAP

100-120 Executive Dr. Highland, IL 62249



## LOCATION OVERVIEW

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

# FLOOR PLANS

100-120 Executive Dr. Highland, IL 62249



\*Not to scale

# PROPERTY PHOTOS - WAREHOUSE

100-120 Executive Dr. Highland, IL 62249

WAREHOUSE



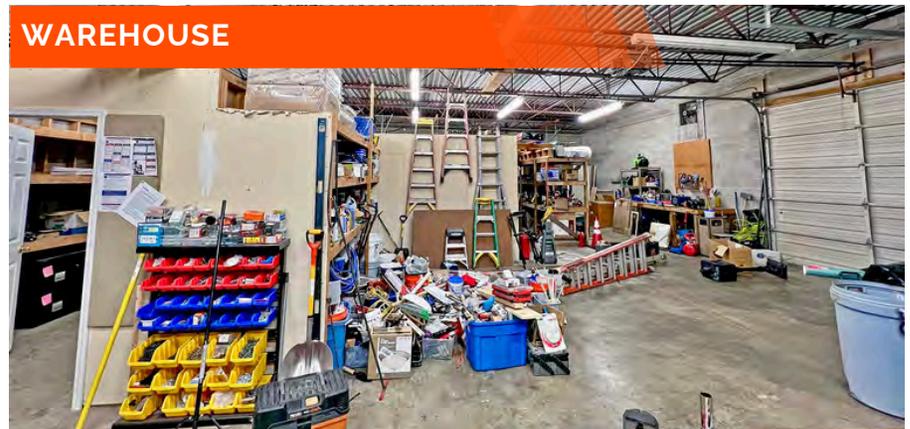
WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE EXTERIOR DOORS



# WAREHOUSE/OFFICE PROPERTY SUMMARY

100-120 EXECUTIVE DRIVE

**LISTING #** 2881

## LOCATION DETAILS:

Parcel # 02-2-18-32-00-000-032  
County: IL - Madison  
Zoning: I

## PROPERTY OVERVIEW:

Building SF: 16,299  
Usable Sqft: 3,955  
Min Divisible SF: 1,518  
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: \$6.00/SF - \$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

3,995 SF Office/warehouse space available for lease. Office is 1,518 SF has 3 private offices, open bullpen, breakroom and shared restrooms. 2,437 SF warehouse (heat only) with an 8 x 8 OHD (truck height) and a 10 x 10 drive-in door. 12' clear height. The warehouse office has a through-the-wall heater/AC. All internal walls can be removed.

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