

FOR LEASE

3443 Petroff Plaza
Building B
Pontoon Beach, IL
62040



12,000 SF WAREHOUSE - PRE-LEASING | DELIVERY APRIL 2027

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

Ethan Gowin
Broker Associate
Office: (618) 277-4400 (Ext. 14)
Cell: (618) 946-1487
ethang@barbermurphy.com



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

3443 Petroff Plaza, Pontoon Beach, IL 62040



LOCATION OVERVIEW

This property is centrally located in the Metro East Market along State Route 111 which is a major arterial road connecting to I-270 (3.5 miles) and I-55 (3.59 miles) and only 2.26 miles to I-255.

PROPERTY PHOTOS

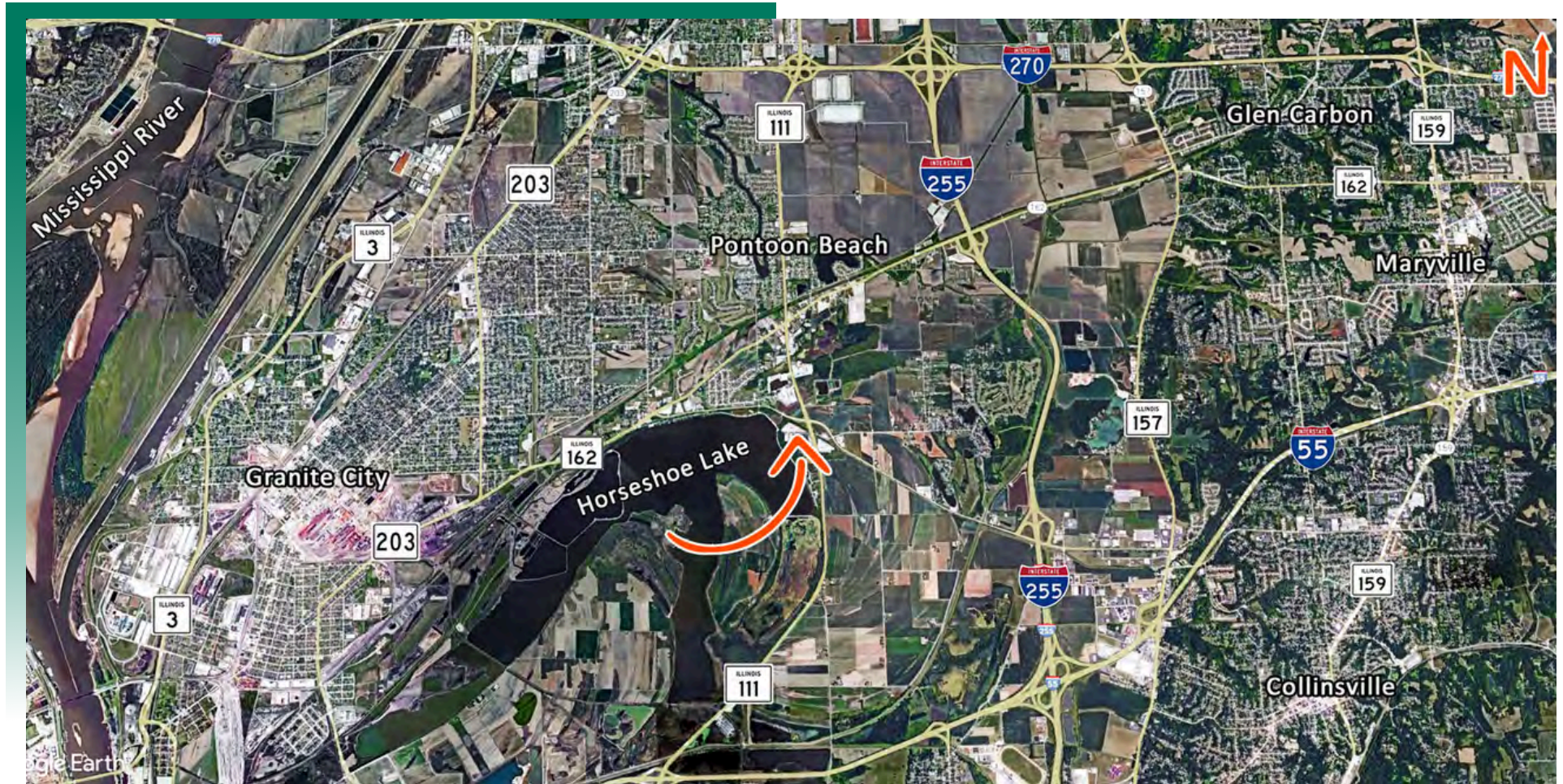
3443 Petroff Plaza, Pontoon Beach, IL 62040



3443 Petroff Plaza, Pontoon Beach, IL 62040

AREA MAP

3443 Petroff Plaza, Pontoon Beach, IL 62040



LOCATION OVERVIEW

This property is centrally located in the Metro East Market along State Route 111 which is a major arterial road connecting to I-270 (3.5 miles) and I-55 (3.59 miles) and only 2.26 miles to I-255.

INDUSTRIAL PROPERTY SUMMARY

3443 PETROFF PLAZA, PONTOON BEACH, IL 62040

LISTING

373

LOCATION DETAILS:

Parcel #: 17-1-20-14-00-000-018
County: IL - Madison
Zoning: BP-2 - Pontoon Beach
Business Park / Development: Petroff Plaza

PROPERTY OVERVIEW:

Building SF: 48,000
Vacant SF: 12,000
Usable Sqft: 12,000
Office SF: 2,000
Warehouse SF: 10,000
Min Divisible SF: 12,000
Max Contig SF: 12,000
Lot Size: 1.30 Acres
Frontage: 199'
Depth: 288'
Parking Spaces: 20
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2025
Clear Ht Min: 18
Clear Ht Max: 22
Bay Spacing: Clear Span
Construction Type: Steel Frame,Metal
Roof: Metal
Floor Type: Concrete
Floor Thickness CRM 2: 6

FACILITY INFORMATION:

Heat: Yes
AC: Yes
Lighting: LED
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 8'x10'
of Dock Doors: 2
Drive In Doors: 2
Drive In Door Size: 16'x16'

TRANSPORATION:

Interstate Access: 2.26 Miles

INDUSTRIAL PROPERTY SUMMARY PG 2

3443 PETROFF PLAZA, PONTOON BEACH, IL 62040

UTILITY INFO:

Water Provider:	Illinois American
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Southwest Electric
Electric Location:	On Site
Voltage Low:	110
Voltage High:	277
Amps:	400
Phase:	1

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$75.76
Tax Year:	2024



SALE/LEASE INFORMATION:

Lease Rate:	\$9.00
Lease Type:	NNN
NNN Expenses:	\$1.50

PROPERTY DESCRIPTION

Brand-new construction. Delivery - April 2027. 12,000 SF industrial warehouse in Pontoon Beach with 18'-22' clear heights, (2) 16'x16' drive in doors, (2) 8'x10' dock doors, 2,000 SF office finish-to-suit, and Enterprise Zone incentives. Ideal for contractors, 3PLs, light manufacturing, and flex operations.