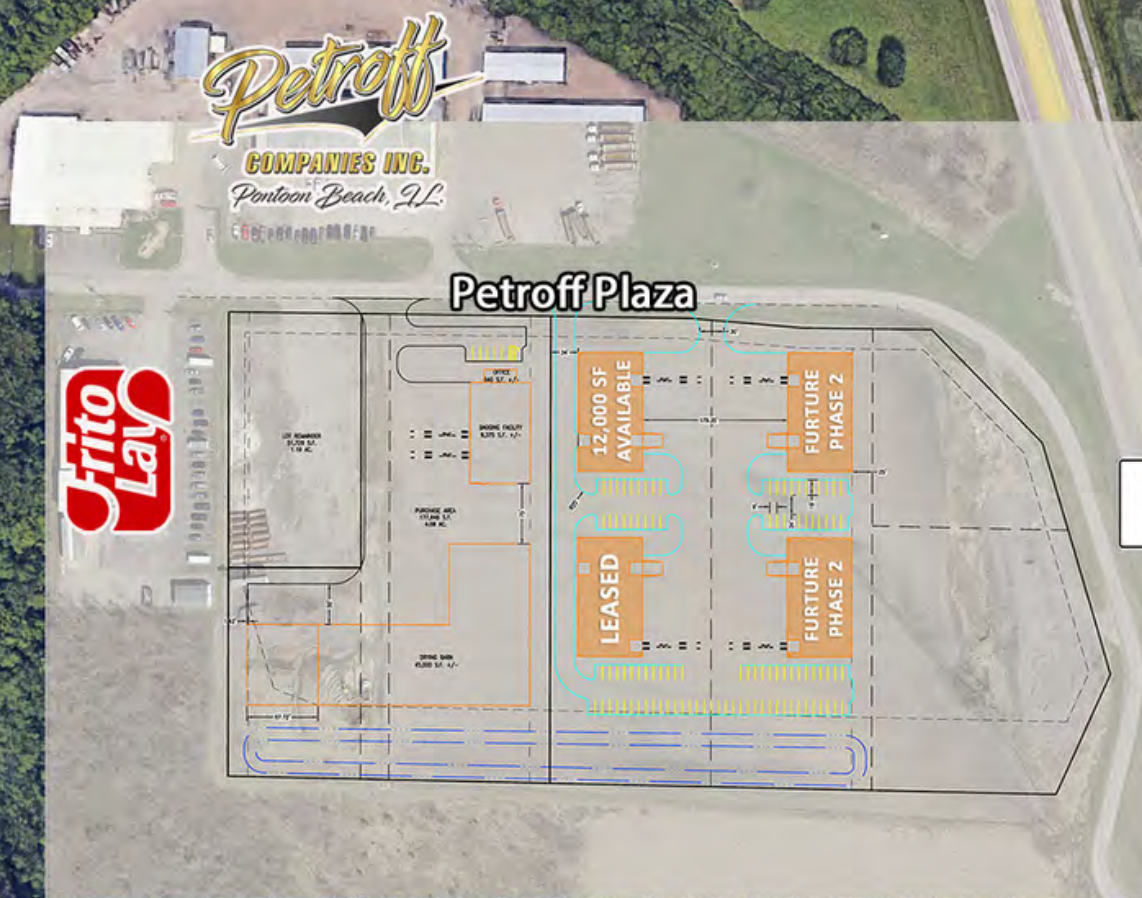


# FOR LEASE

3443 Petroff Plaza  
Pontoon Beach, IL  
62040



## 12,000 SF WAREHOUSE

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

**Ethan Gowin**  
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**Steve Zuber - CCIM, SIOR**  
Principal  
Cell: (314) 409-7283  
steve@barbermurphy.com

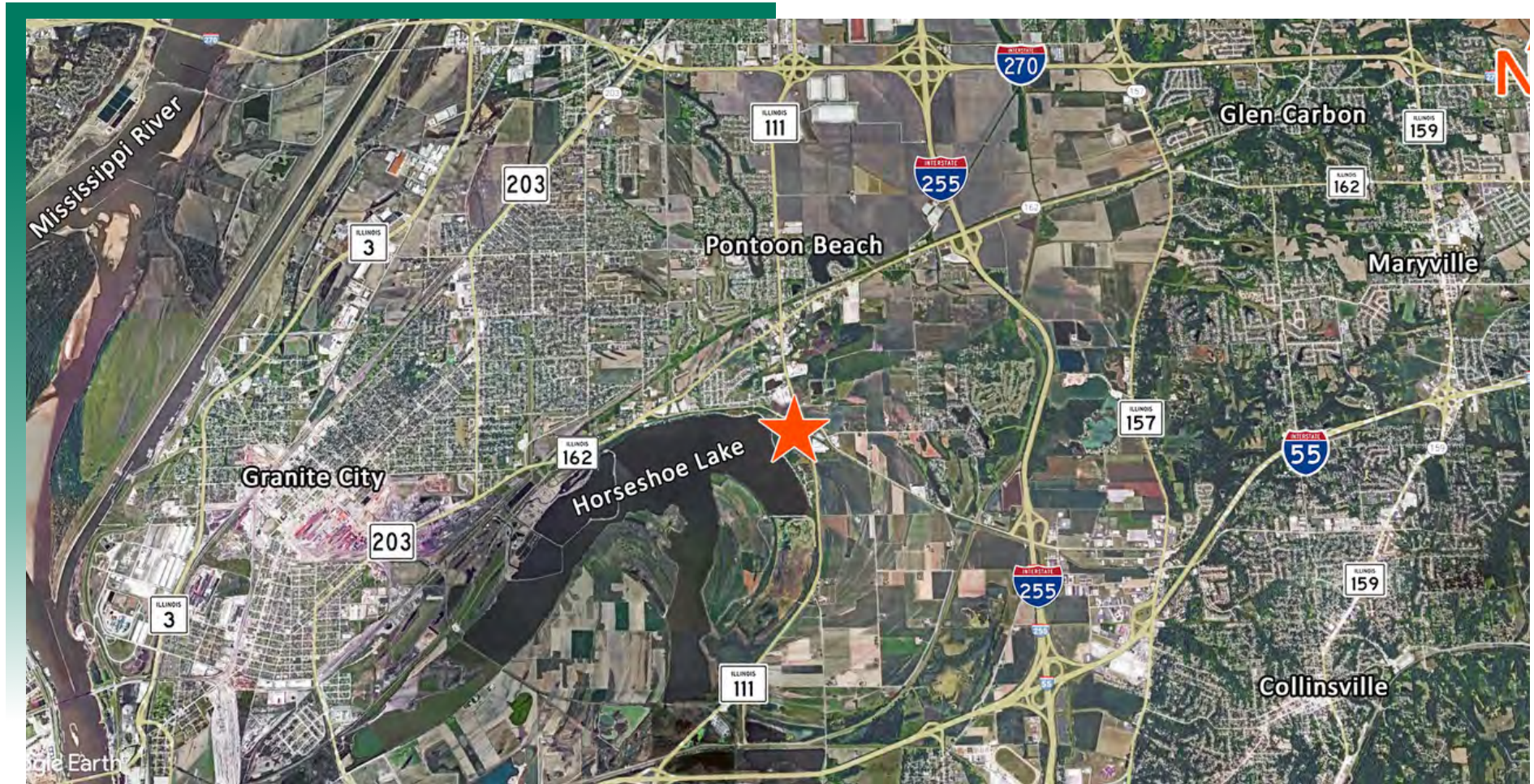


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

3443 Petroff Plaza, Pontoon Beach, IL 62040

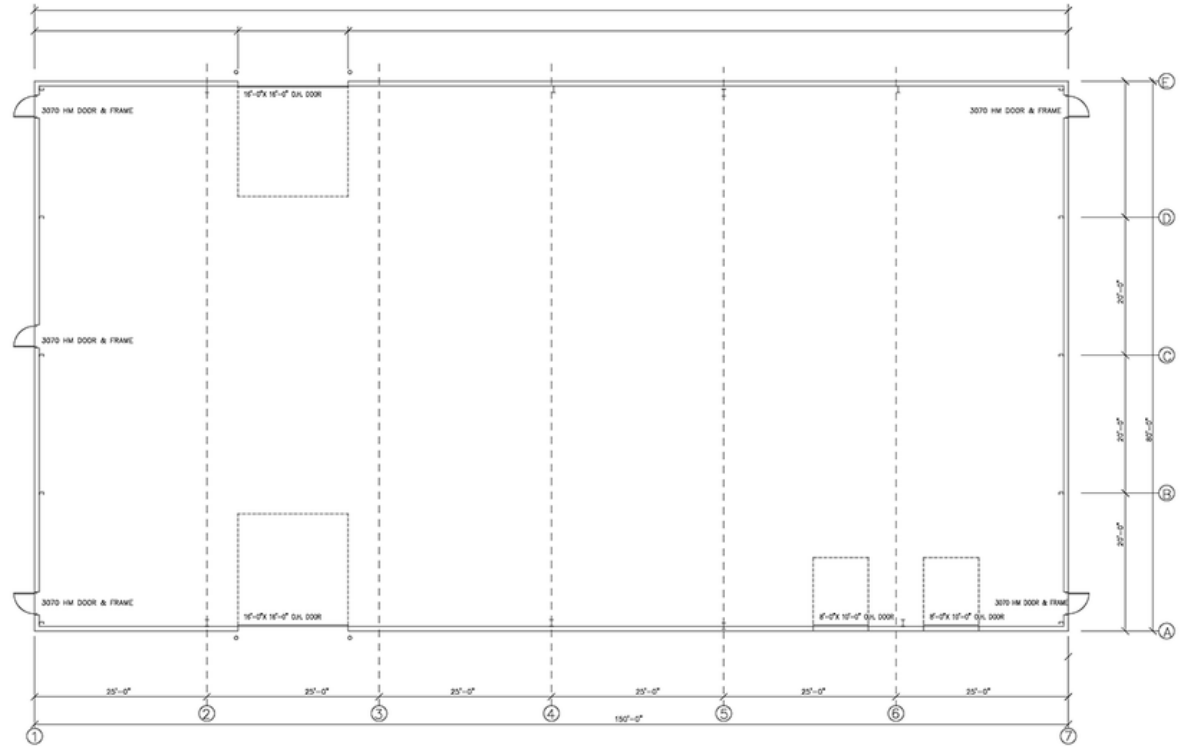


### LOCATION OVERVIEW

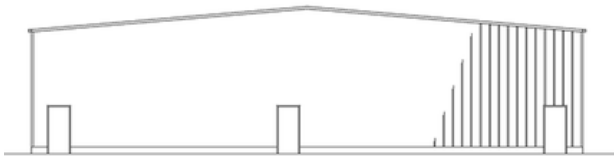
This property is centrally located in the Metro East Market along state Route 111 which is a major arterial road connecting to Interstate 270 (3.5 miles) and Interstate 55 (3.59 miles) and only 2.26 miles to Interstate 255.

# BUILDING PLAN

3443 Petroff Plaza, Pontoon Beach, IL 62040



BUILDING "A" FLOOR PLAN  
SCALE 1/8" = 1'-0"



12,000 SF spec warehouse with (2) 8'x10' docks doors and (2) 16'x16' drive-in doors.  
**DELIVERY DATE 4TH QUARTER 2024**

# INDUSTRIAL PROPERTY SUMMARY

#373

3443 Petroff Plaza, Pontoon Beach, IL 62040

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$8.00/\$10.00/SF  
Lease Type: NNN  
Net Charges: -  
CAM Charges: -  
Lease Terms: 5-10 yrs

## SQUARE FOOT INFO:

Total Available: 12,000 SF  
Direct Lease: 12,000 SF  
Sublease: 0 SF  
Office: (2,000 SF) 10%  
Office build out  
Warehouse: 10,000 SF  
Min Divisible: 12,000 SF  
Max Contiguous: 12,000 SF

## LAND MEASUREMENTS:

Acres: -  
Frontage: 199 FT  
Depth: 700 FT

## PROPERTY INFORMATION:

Parcel No: 17-1-20-14-00-000-018  
County: Madison  
Zoning: BP-2 Pontoon Beach  
Industrial Park: Petroff Plaza  
Prior Use: Farm ground  
TIF: YES  
Enterprise Zone: YES  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$73.08  
Tax Year: 2022

## FACILITY INFORMATION:

Heating/Cooling: YES  
Insulated: YES  
Sprinklers/Type: NO  
Skylights: NO  
Ventilation: NO  
Compressed Air: NO  
Lighting: LED  
Men's Restroom: YES  
Women's Restroom: YES  
Shower: NO  
Breakroom: YES

## STRUCTURAL DATA:

Year Built: 2024 - Q4: Build to Suit  
Rehab Year: -  
Clearance Min: 18'  
Clearance Max: 22'  
Bay Spacing: Clear Span  
Roof Type & Age: Metal  
Exterior: Steel Frame, Metal  
Floors: 1  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"  
Floor Drains: NO

## ACCESS POINTS:

Truck Dock Doors: (2) 8'x10'  
Dock Levelers: -  
Drive-In Doors: (2) 16'x16'

## PARKING:

Spaces: 20  
Surface Type: HD Asphalt  
Yard: -  
Extra Land: -



# INDUSTRIAL PROPERTY SUMMARY

#373

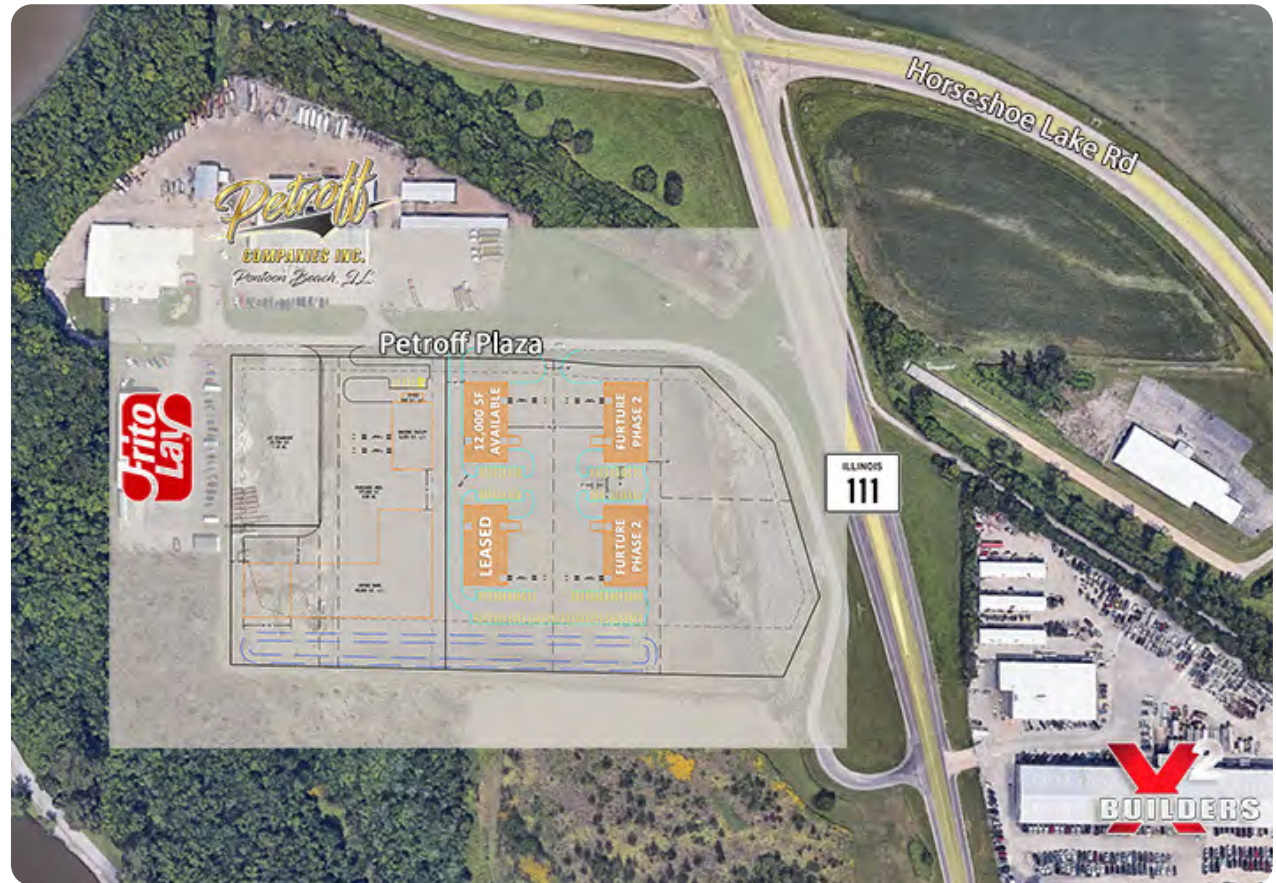
3443 Petroff Plaza, Pontoon Beach, IL 62040

## UTILITY INFORMATION:

Water Provider: Illinois American  
Size & Location: 8" On Site  
Sewer Provider: Private  
Size & Location: On Site  
Gas Provider: Ameren Illinois  
Size & Location: On Site  
Electric Provider: Southwestern  
Electric  
Size & Location: On Site  
AMPS: 400  
Phase: Single  
High Volts: -  
Low Volts: -  
Telecom Provider: AT&T/Spectrum  
Location: On Site-

## TRANSPORTATION:

Interstate: Adjacent to IL Rte 111,  
and I-255  
Rail: N/A  
Barge: N/A  
Airport: N/A



## COMMENTS:

12,000 SF spec warehouse with (2) 8'x10' docks doors and (2) 16'x16' drive-in doors.  
Located off IL Route 111 in Pontoon Beach, IL.



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