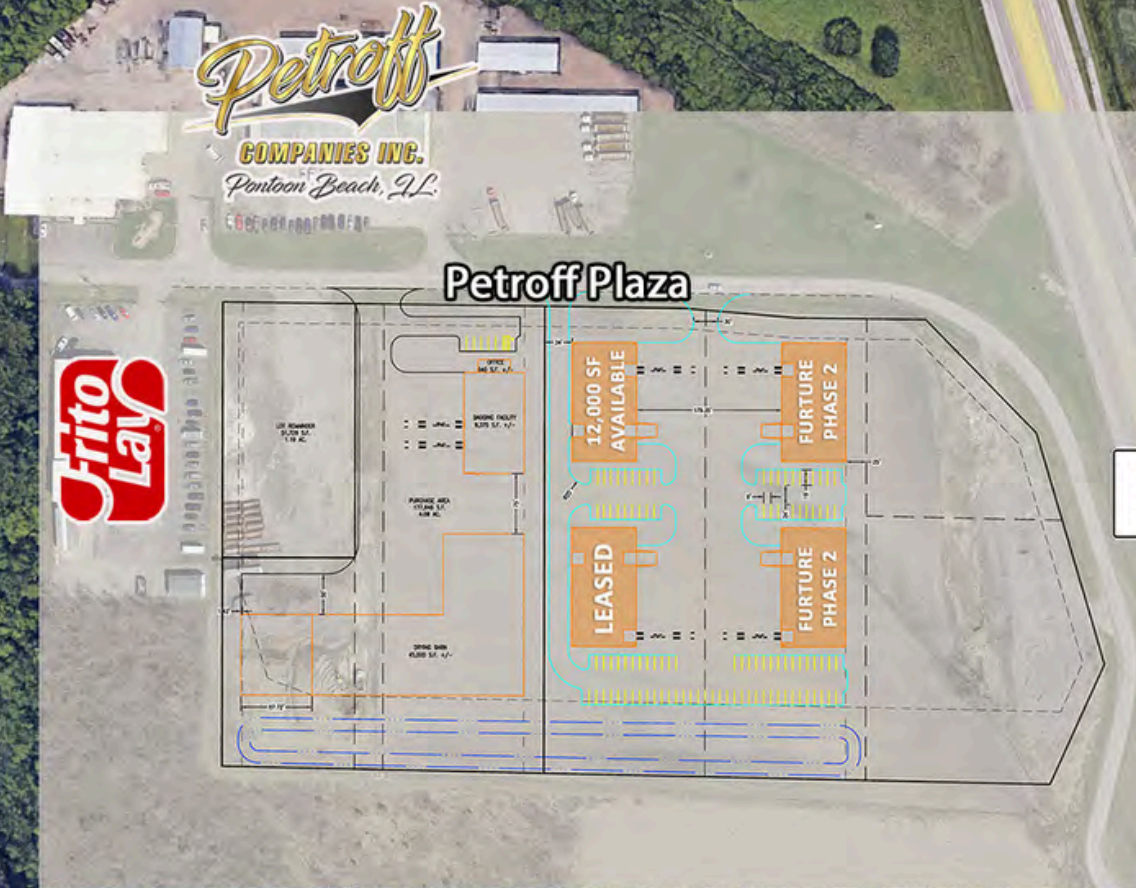


FOR LEASE

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

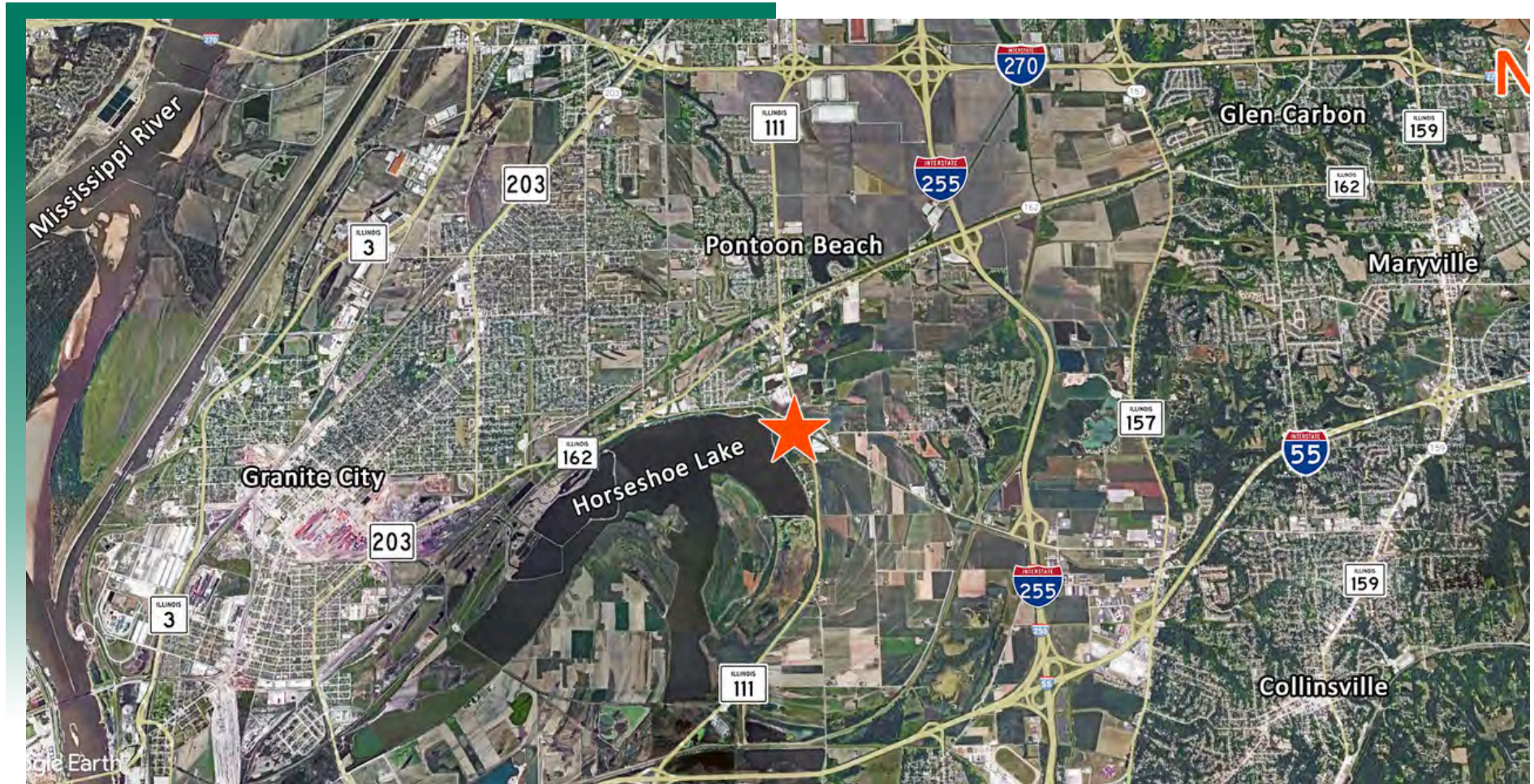
Ethan Gowin
Broker Associate
Cell: (618) 946-1487
ethang@barbermurphy.com

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



AREA MAP

3443 Petroff Plaza, Pontoon Beach, IL 62040

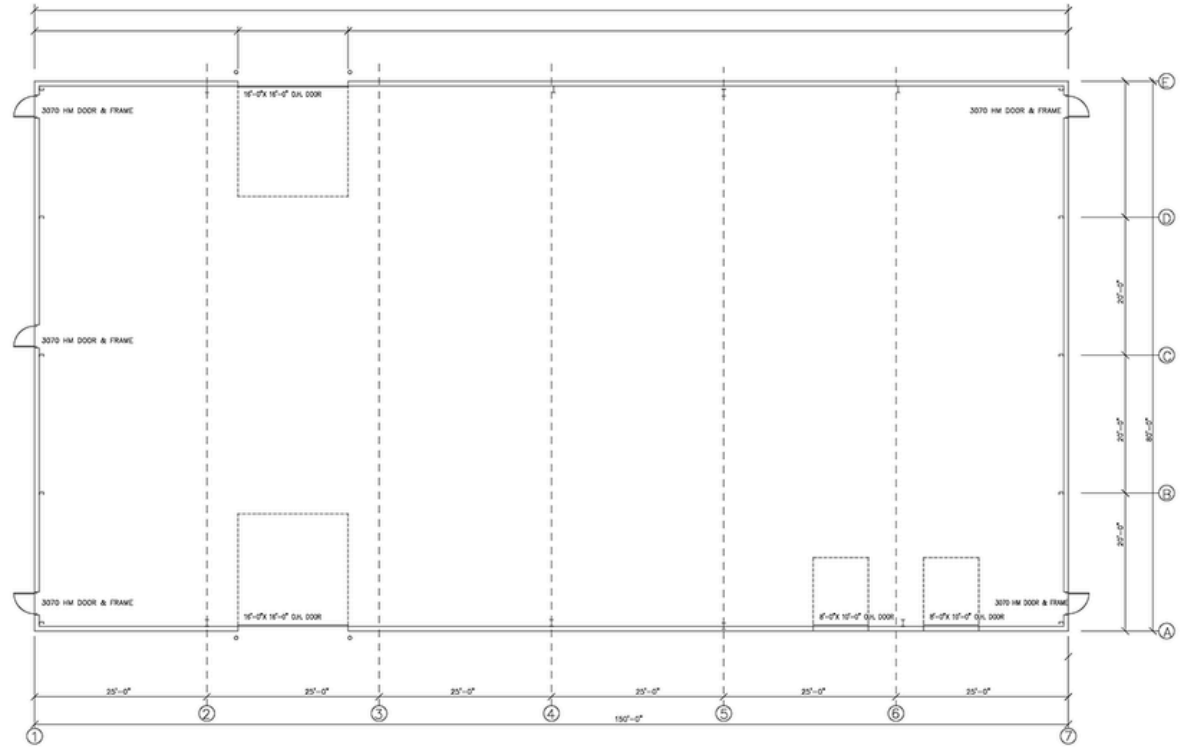


LOCATION OVERVIEW

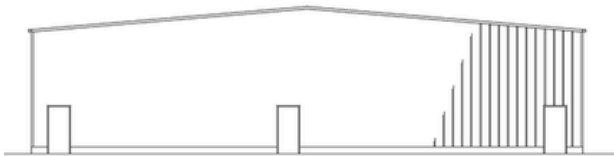
This property is centrally located in the Metro East Market along state Route 111 which is a major arterial road connecting to Interstate 270 (3.5 miles) and Interstate 55 (3.59 miles) and only 2.26 miles to Interstate 255.

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: \$1.50-\$2.50
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

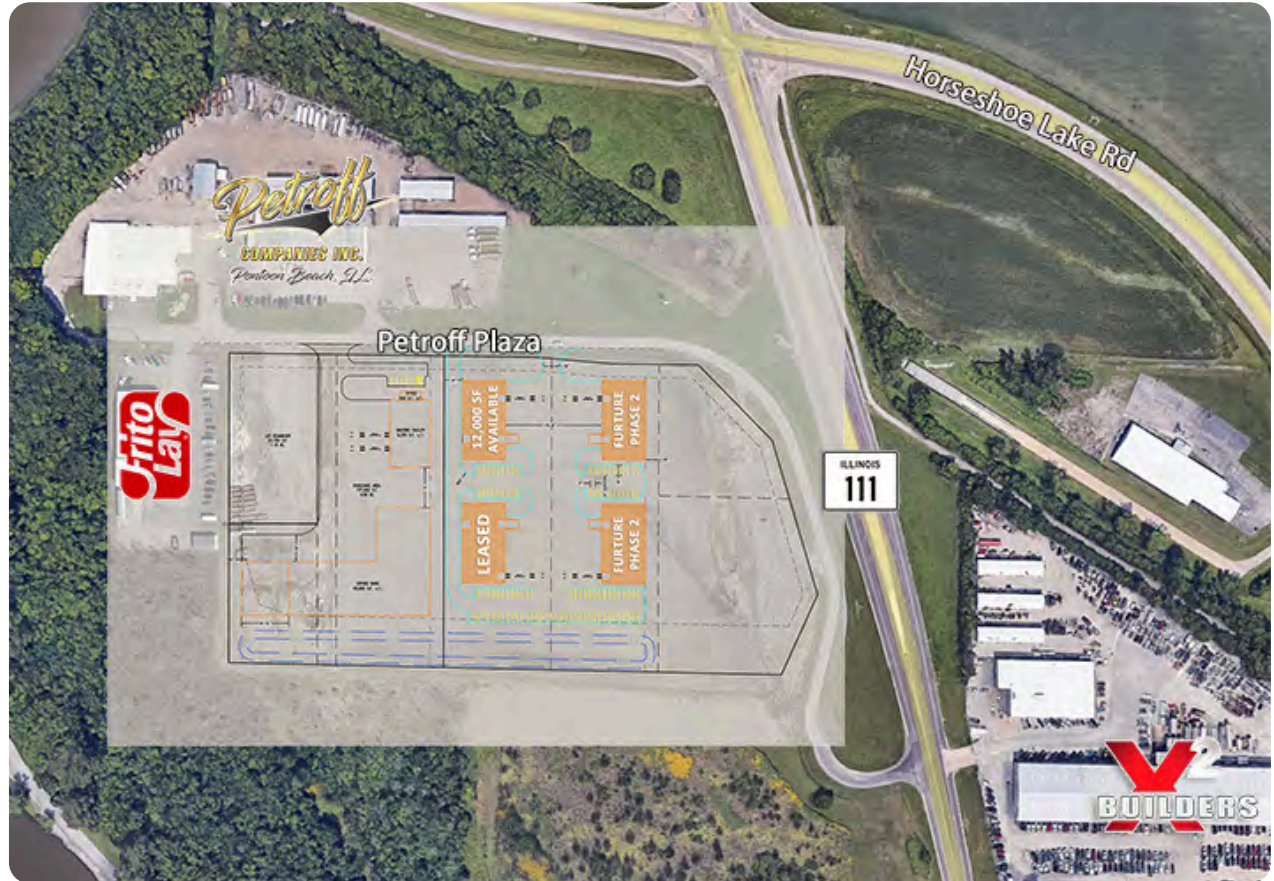
3443 Petroff Plaza, Pontoon Beach, IL 62040

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: 277
Low Volts: 110
Telecom Provider: AT&T/Spectrum
Location: On Site-

TRANSPORTATION:

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



COMMENTS:

12,000 SF spec warehouse with (2) 16'x16' drive in doors, (2) 8'x10' dock doors, 2,000 SF office and 18'-22' clear span ceilings. Located off IL Route 111 in Pontoon Beach, IL.



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Broker Associate
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