

# FOR LEASE

4956 Benchmark Centre Dr.  
Swansea, IL 62226



**1,500 SF Professional Office Space**

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

**Mike Pierceall - AICP, CEcD**  
Broker Associate  
Office: (618) 277-4400 (Ext. 23)  
Cell: (618) 791-8396  
mikep@barbermurphy.com

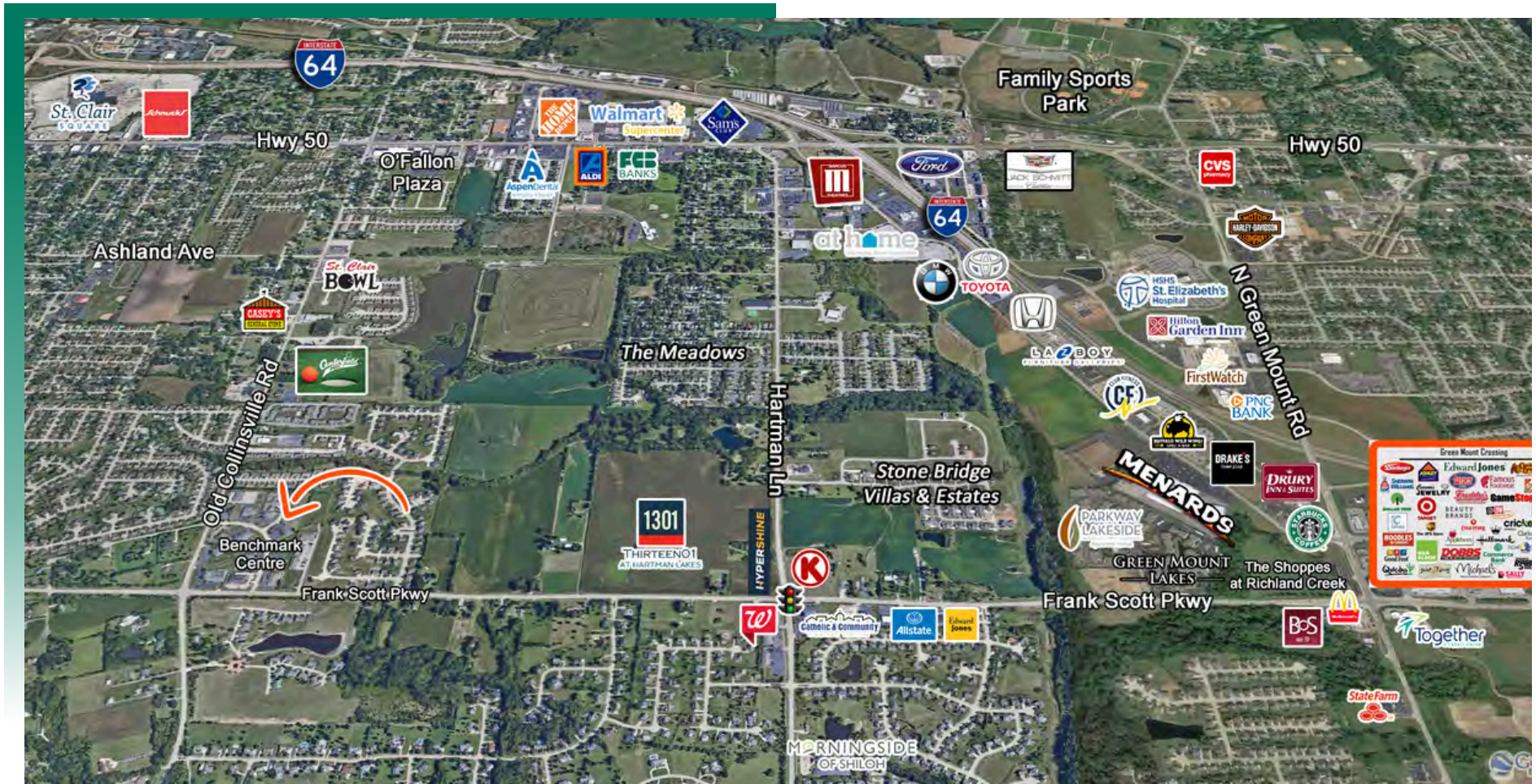
**John L. Eichenlaub**  
Managing Broker  
Office: (618) 277-4400 (Ext. 15)  
Cell: (618) 570-8344  
john@barbermurphy.com





# AREA MAP

4956 Benchmark Centre Dr., Swansea, IL



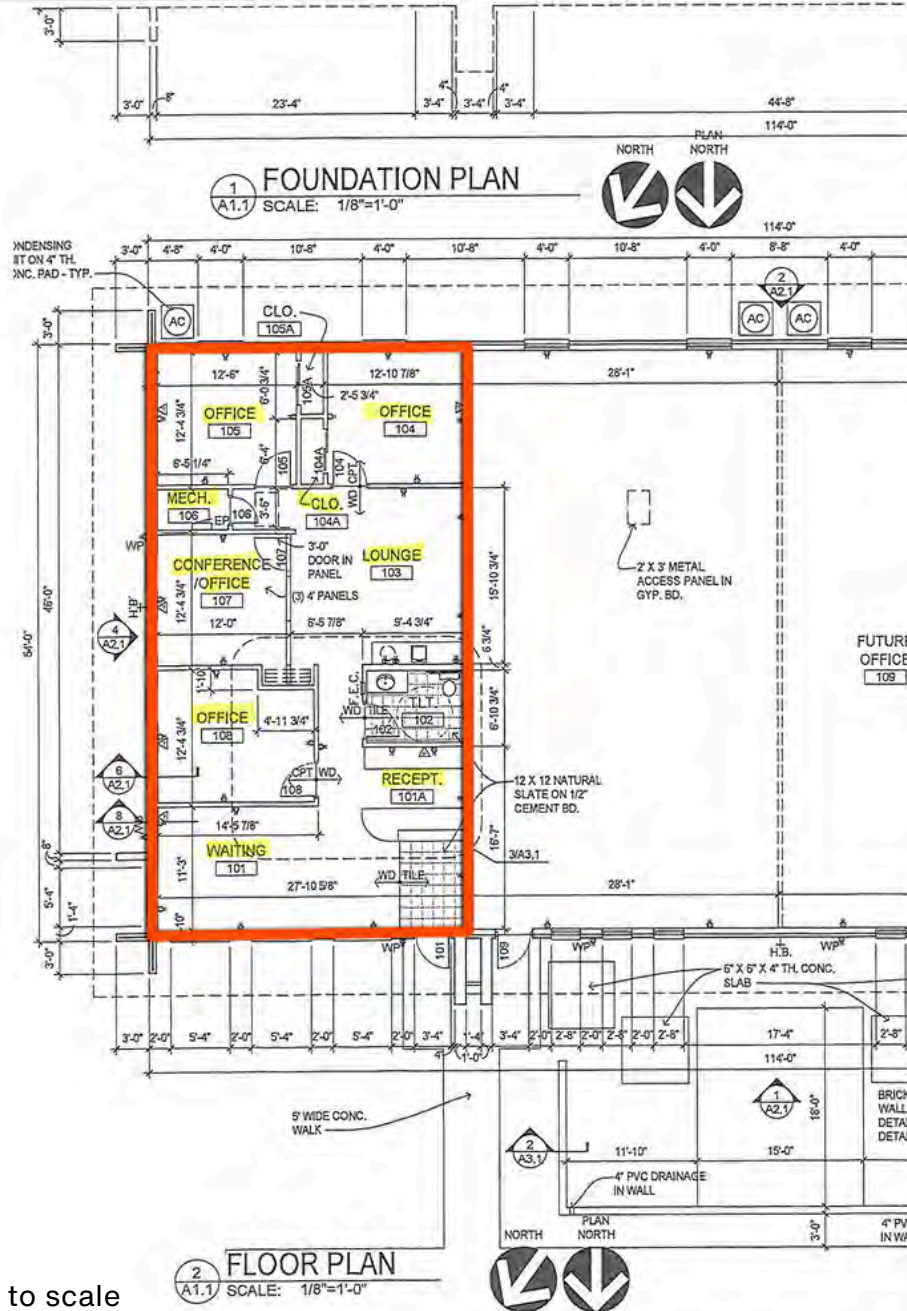
## LOCATION OVERVIEW

Located in Benchmark Centre Business Park off of Thouvenot Lane at the intersection of Old Collinsville Road in Swansea.



# FLOOR PLAN

4956 Benchmark Centre Dr., Swansea, IL



\*Not to scale

## 1,500 SF Professional Office Space

- Reception / Waiting area
- 3 private offices
- Conference room
- Lounge / Kitchenette
- ADA compliant restroom



Kitchenette



ADA Compliant Restrooms



Conference Room

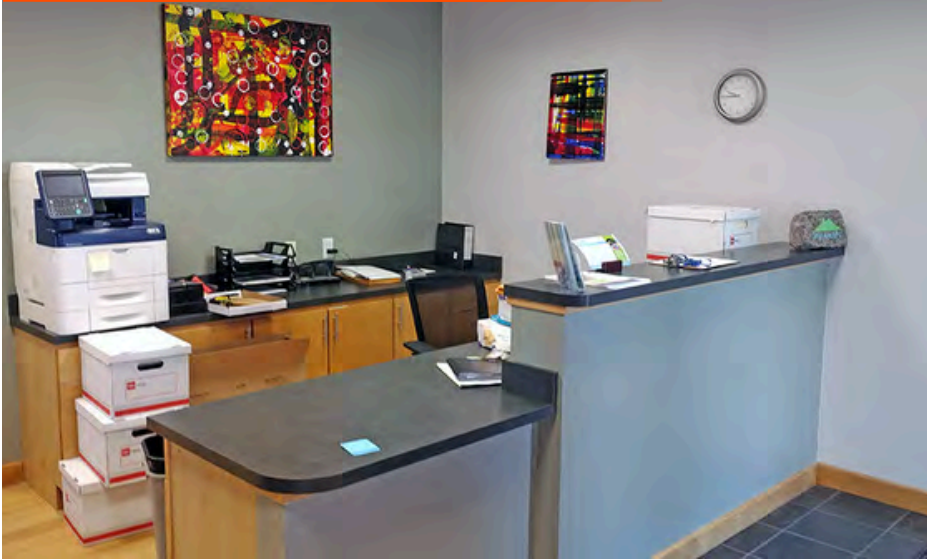


3 Offices

# PROPERTY PHOTOS

4956 Benchmark Centre Dr., Swansea, IL

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



SIGNAGE

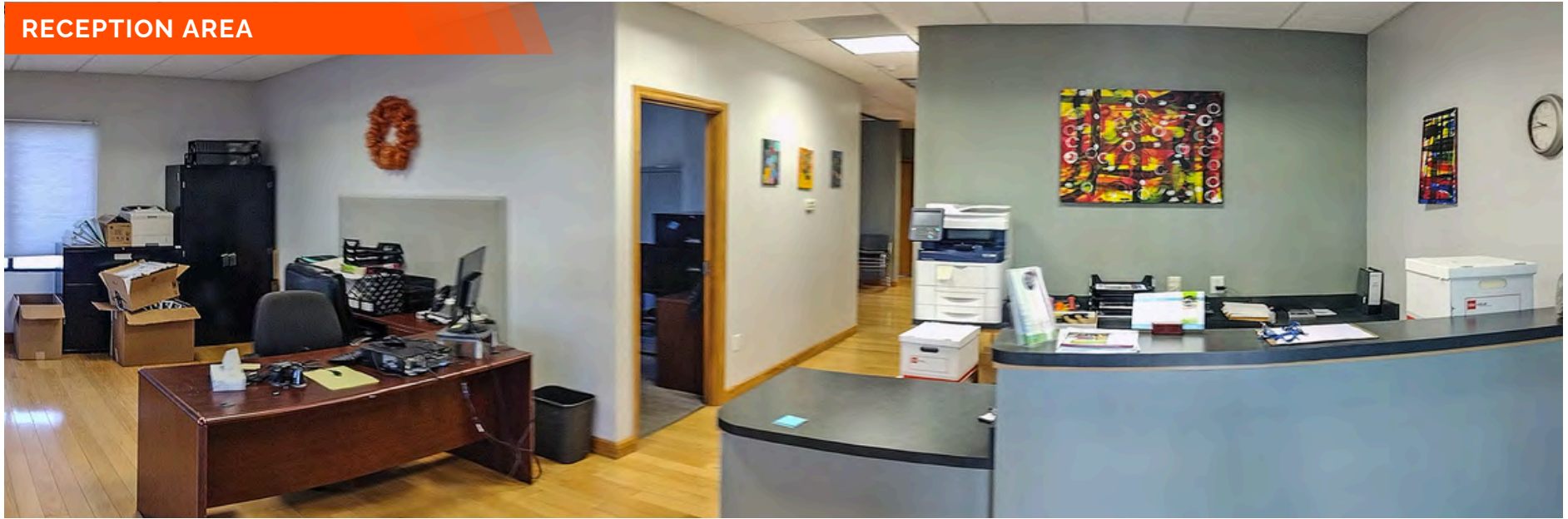




# PROPERTY PHOTOS

4956 Benchmark Centre Dr., Swansea, IL

## RECEPTION AREA



## KITCHENETTE/BREAK ROOM



# OFFICE/RETAIL PROPERTY SUMMARY

4956 BENCHMARK CENTRE DRIVE

**LISTING #** 2946

## LOCATION DETAILS:

**Parcel #:** 03-35.0-302-008  
**County:** IL - St. Clair  
**Zoning:** BP - Planned Business

## PROPERTY OVERVIEW:

**Building SF:** 6,000  
**Office SF:** 1,500  
**Min Divisible SF:** 1,500  
**Max Contig SF:** 1,500  
**Signage:** Monument  
**Lot Size:** 1.0 Acres  
**Frontage:** 152  
**Depth:** varies  
**Parking Spaces:** 30  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2005  
**Building Class:** B  
**Ceilings:** 9'  
**Construction Type:** Brick, Wood Frame

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## LEASE INFORMATION:

**Lease Rate:** \$2,800 / Month  
**Lease Type:** Gross

## FINANCIAL INFORMATION:

**Taxes:** \$20,778.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 14,100 Thouvenot Ln & 13,800 Old Collinsville Rd

## PROPERTY DESCRIPTION:

1,500 SF Professional Office Space located in fully developed Business Office Park located off of Thouvenot Lane at the intersection of Old Collinsville Road. Well-designed and functional layout comprised of Reception / Waiting area, three private offices, Conference room, Lounge / Kitchenette and ADA compliant restroom. High-end finish with energy efficient windows providing natural light throughout the entire suite. Parking in front and side of office suite.

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**MICHAEL PIERCEALL**  
Broker  
O: (618) 277-4400  
C: (618) 791-8396  
mikep@barbermurphy.com

**JOHN EICHENLAUB**  
Broker Associate  
O: (618) 277-4400  
C: (618) 570-8344  
john@barbermurphy.com