

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

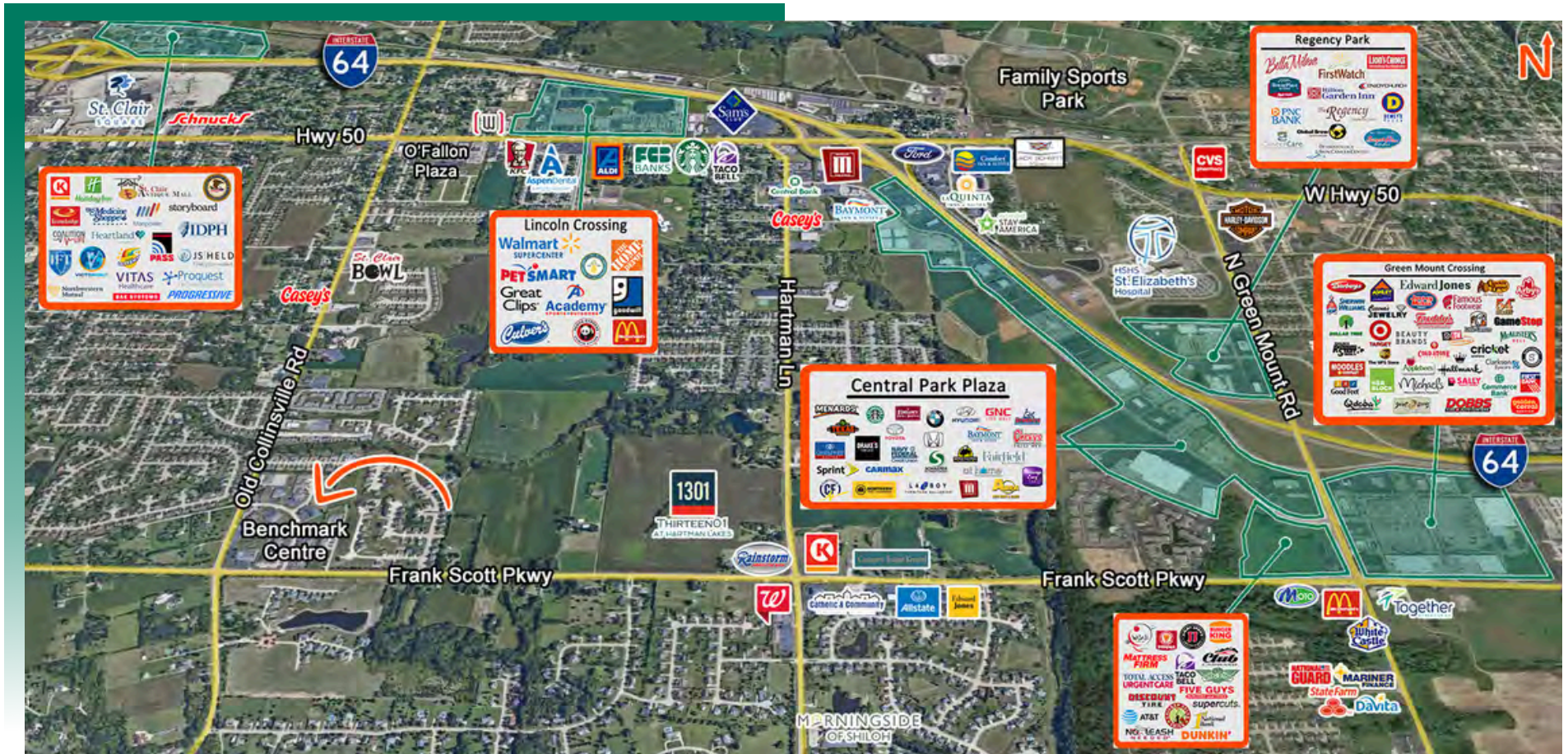
John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johnne@barbermurphy.com



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

4956 Benchmark Centre Dr., Swansea, IL

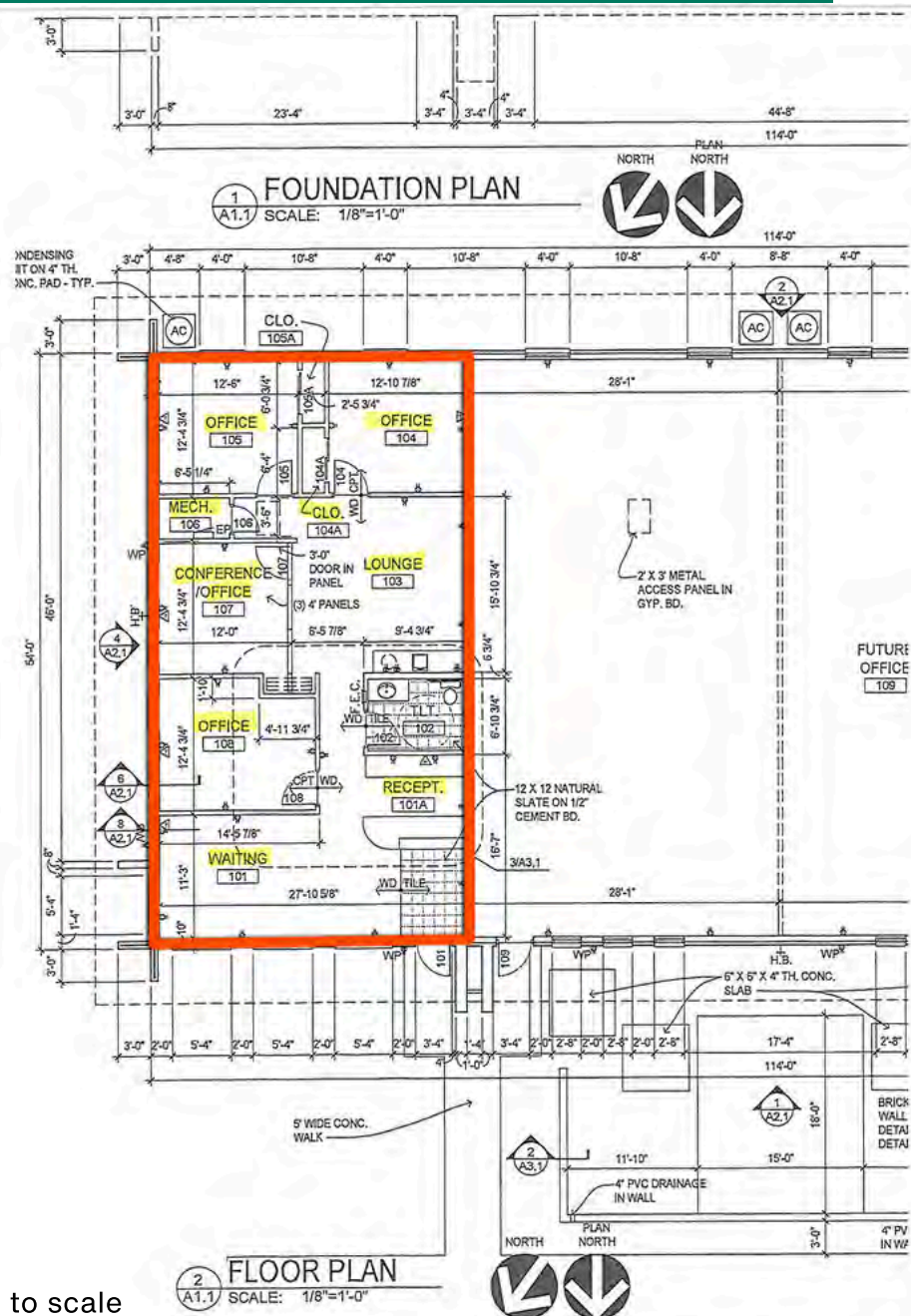


LOCATION OVERVIEW

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



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

OFFICE



RECEPTION AREA



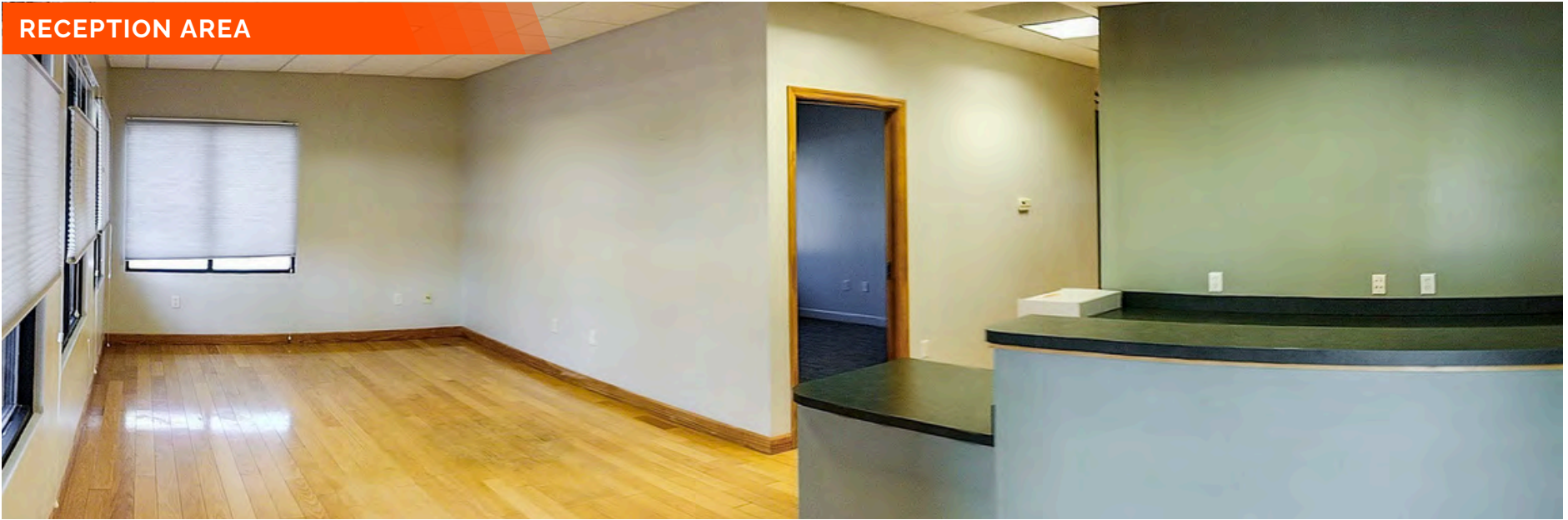
KITCHENETTE/BREAK ROOM



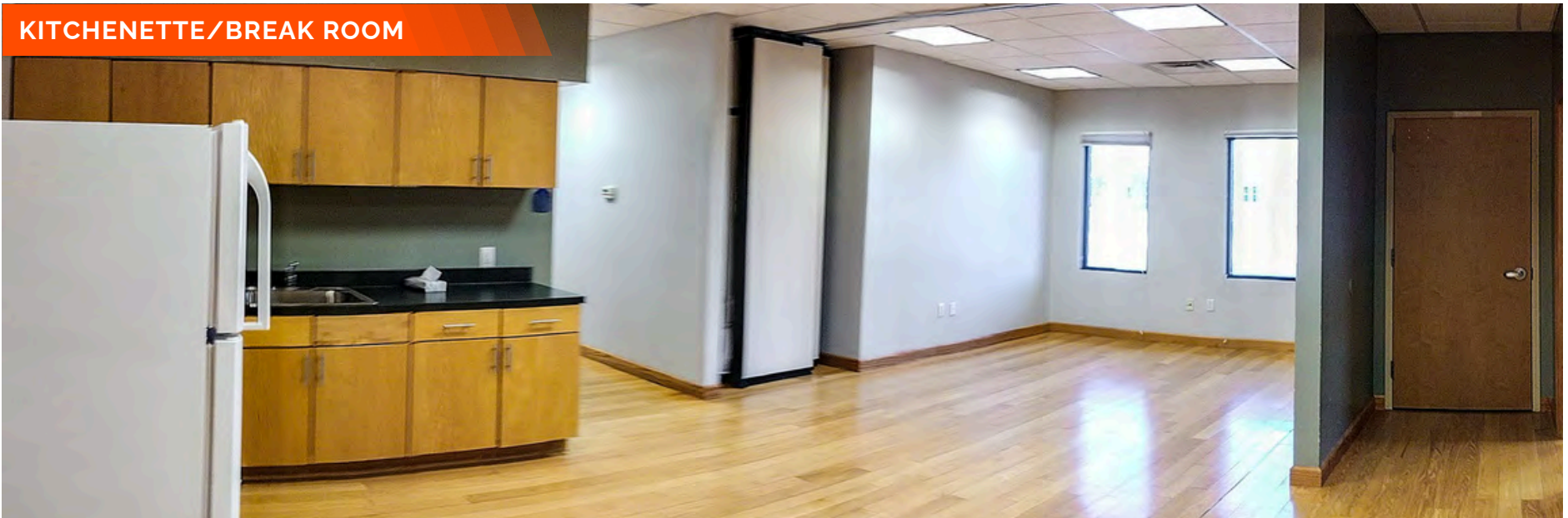
PROPERTY PHOTOS

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: \$15.04
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$21,877.00
Tax Year: 2024

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 an ADA compliant restroom. High-end finishes with energy efficient windows providing natural light throughout the entire suite. Parking in front and side of office suite.

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

JOHN EICHENLAUB
Broker Associate
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