

# FOR LEASE

1329 North IL Route 3  
Waterloo, IL 62298



**1,670 SF OFFICE SPACE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

1329 North IL Route 3, Waterloo, IL 62298



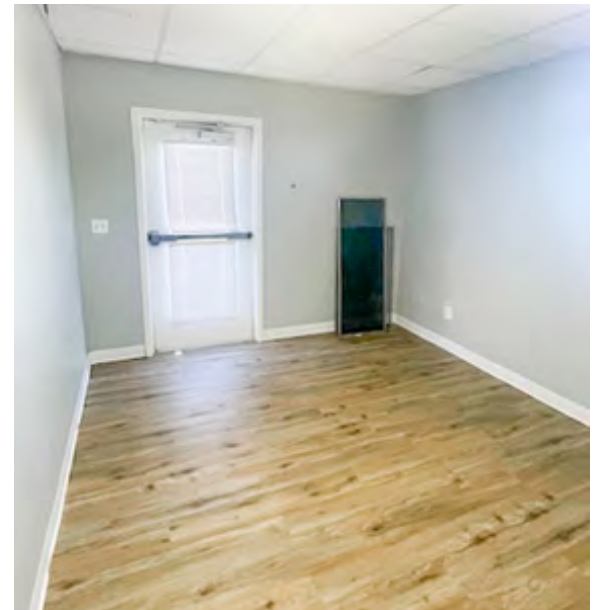
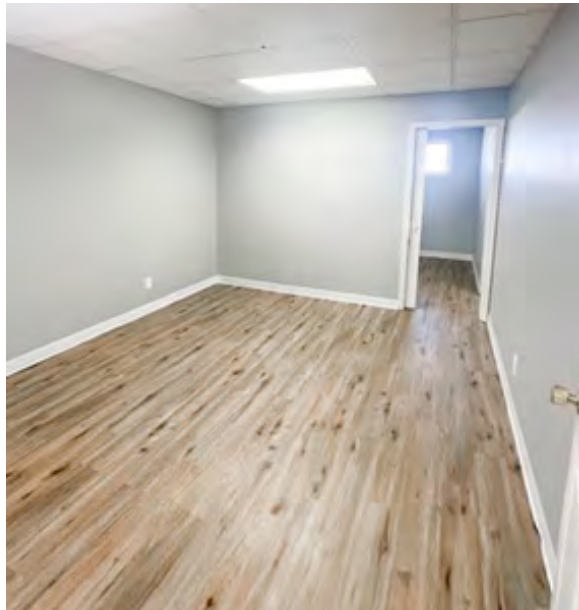
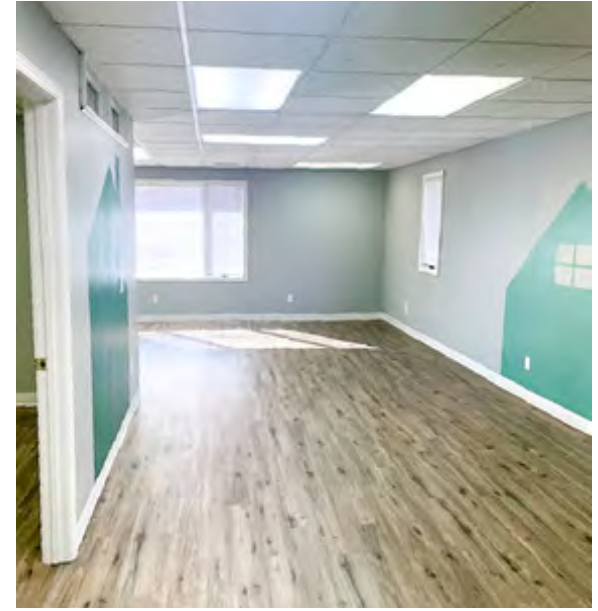
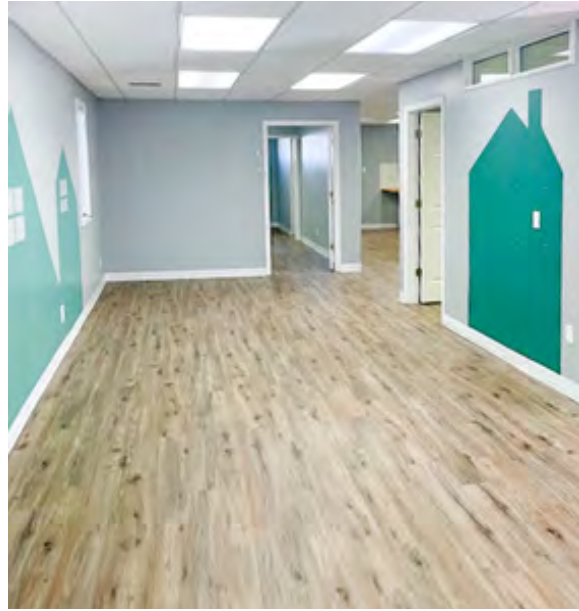
## LOCATION OVERVIEW

Located in a high traffic, high visibility location on IL Route 3 next door to Schneiders Quality Meats. Surrounded by office and retail. Good access to I-255 and South County, MO.



# PROPERTY PHOTOS

1329 North IL Route 3, Waterloo, IL 62298



1,670 SF office space consisting of a reception area, 4 offices or 3 offices and a conference room, 2 restrooms, bullpen area and breakroom.

# OFFICE/RETAIL PROPERTY SUMMARY

1329 NORTH IL ROUTE 3

**LISTING #** 1665

## LOCATION DETAILS:

Parcel #: 07-13-101-007-000  
County: IL - Monroe  
Zoning: B-2 - Waterloo

## PROPERTY OVERVIEW:

Building SF: 3,360  
Vacant SF: 1,670  
Usable Sqft: 1,670  
Min Divisible SF: 1,670  
Max Contig SF: 1,670  
Office SF: 1,670  
Retail SF: 1,670  
Signage: Marquee  
Parking Spaces: 15  
Parking Surface Type: Concrete

## STRUCTURAL DATA:

Year Built: 1996  
Yr Renovated: 2020  
Ceilings: 8'  
Construction Type: Brick

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

Lease Rate: \$2,000.00/Month  
Lease Type: Modified Gross

## DEMOGRAPHICS:

Traffic Count: 22000

## PROPERTY DESCRIPTION:

1,670 SF office space consisting of a reception area, 4 offices or 3 offices and a conference room, 2 restrooms, bullpen area and breakroom. Landlord pays trash, Tenant pays water, sewer, gas and electric. signage on building is ok.

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