

FOR LEASE

1329 North IL Route 3
Waterloo, IL 62298



1,670 SF OFFICE SPACE

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

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



AREA MAP

1329 North IL Route 3, Waterloo, IL 62298

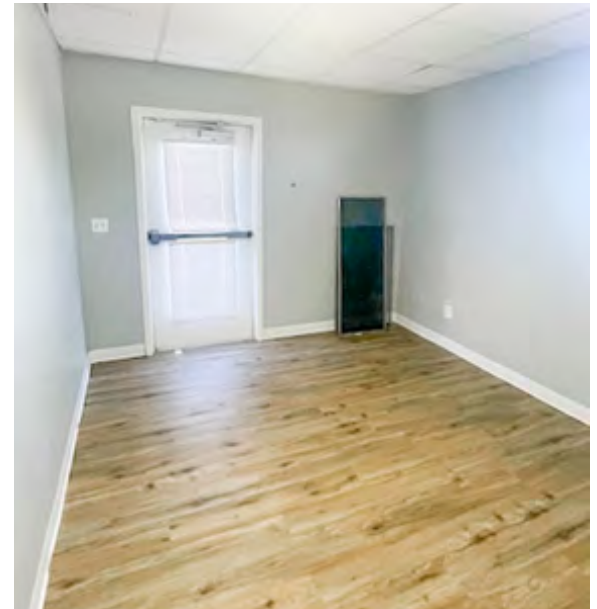
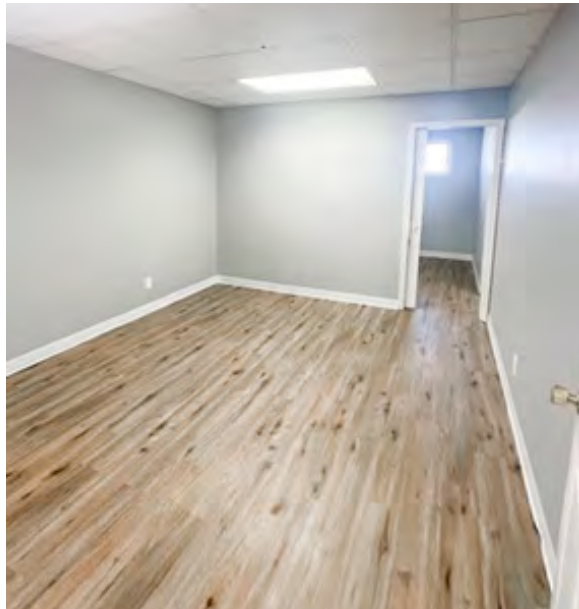
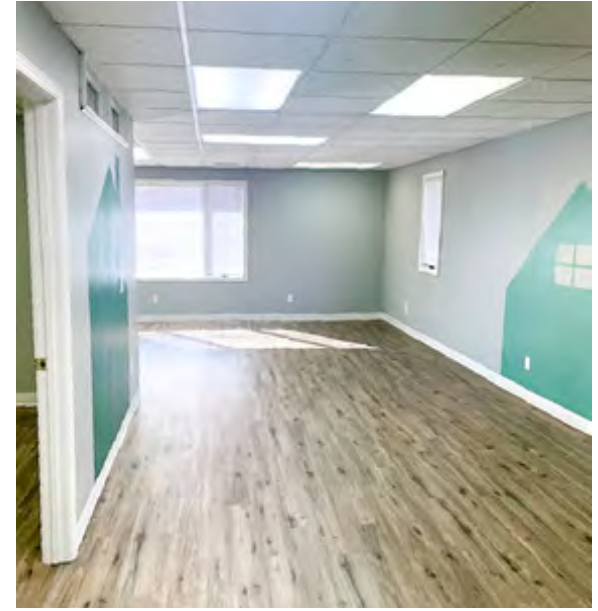
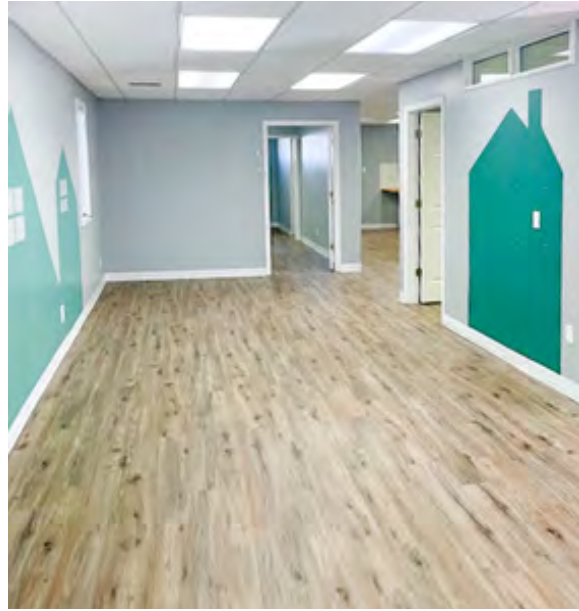


LOCATION OVERVIEW

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: 8.0000 - 8.0000
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Price / SF: \$12.57
Lease Rate: \$1,750/MO
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

BARBERMURPHY

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

JOHN EICHENLAUB

Broker Associate
O: (618) 277-4400
C: (618) 570-8344
johne@barbermurphy.com