

FOR SALE

2 Bronze Pointe
Swansea, IL 62226



3,486 SF PROFESSIONAL OFFICE BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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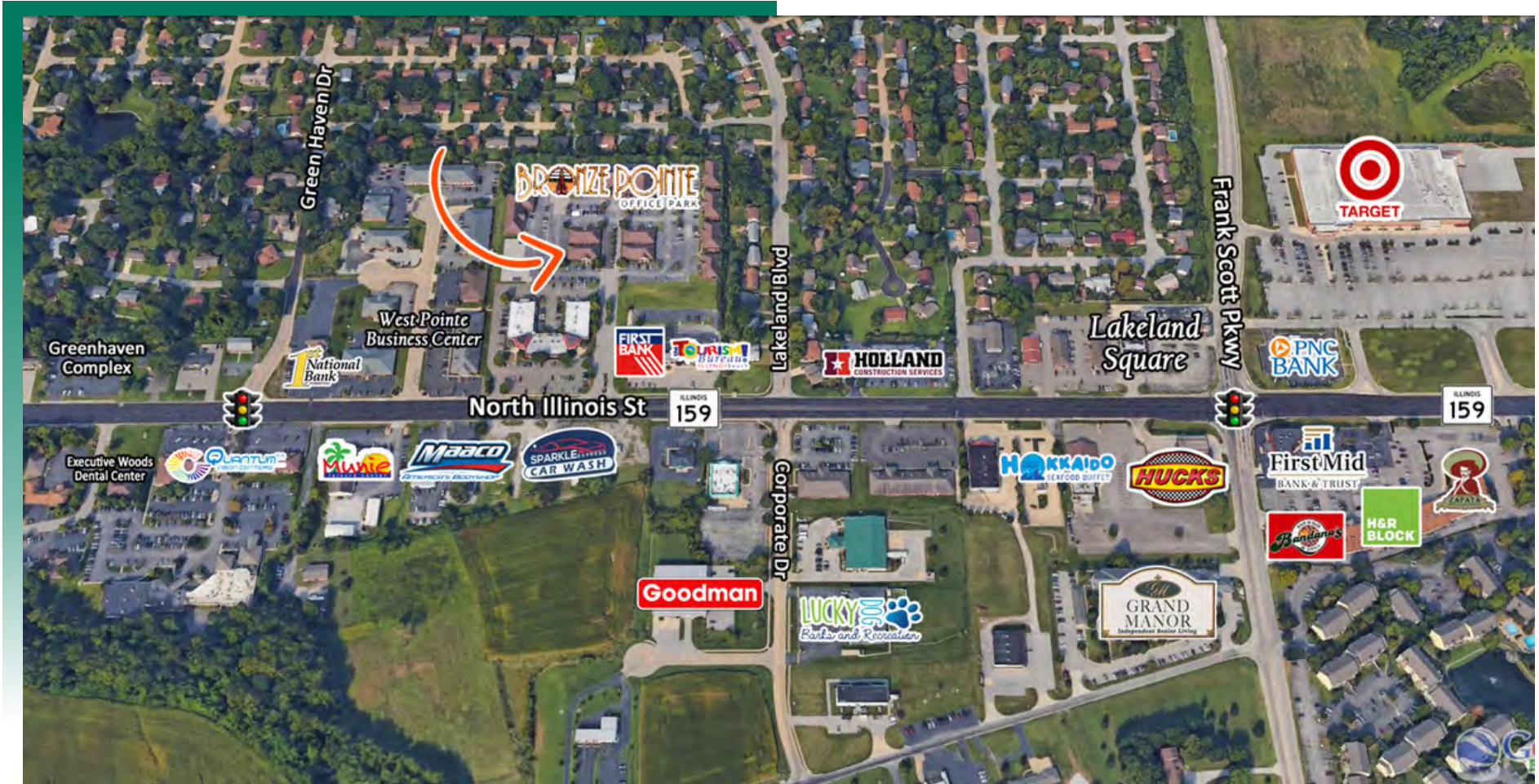
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AREA MAP

2 Bronze Pointe, Swansea, IL 62226

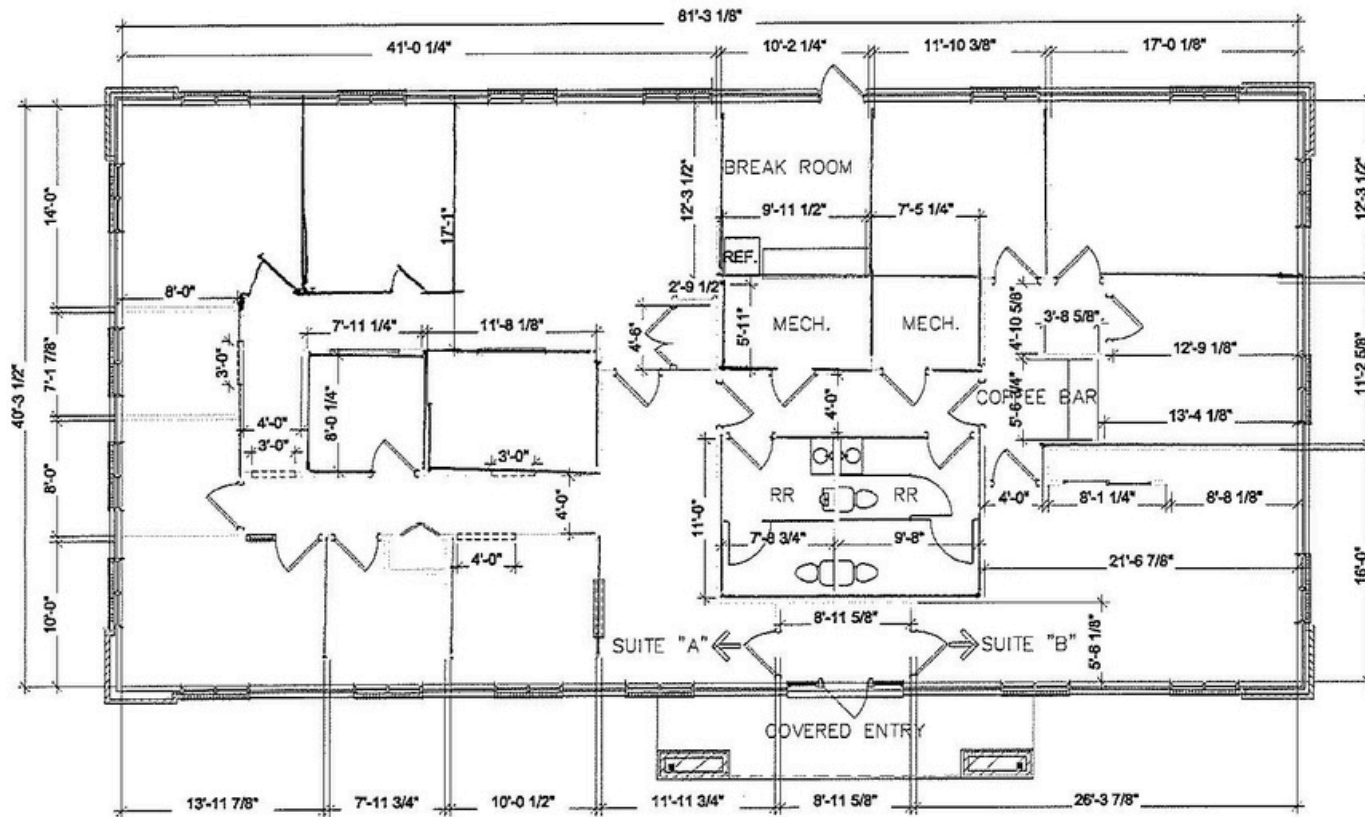



LOCATION OVERVIEW

Office is located in a highly visible/populated area in Swansea, IL. Business park fronts IL-159 near the Frank Scott Parkway interchange. Numerous amenities within a 3 mile vicinity. 2 miles from Interstate 64 exit.

PROPERTY SUMMARY / FLOOR PLAN

2 Bronze Pointe, Swansea, IL 62226



 FLOOR PLAN — EXISTING
SCALE: 1/8" = 1'-0"

*Not to scale



12
OFFICES



CONFERENCE
ROOM



RECEPTION
AREA



KITCHENETTE

3,486 SF professional office building available for sale. Space can be potentially divided for a future owner/user with a tenant (2,300 sf / 1,186 sf) or utilized as a single user. Building features 12 offices, men's/women's restrooms, breakroom, 2 kitchenettes, bull pen, large conference room, IT rack room, administration and waiting room. Excellent parking and quick access to IL-159. Agent has ownership interest.

PROPERTY PHOTOS

2 Bronze Pointe, Swansea, IL 62226

KITCHENETTE



BULLPEN



CONFERENCE ROOM



SMALL KITCHENETTE



PROPERTY PHOTOS

2 Bronze Pointe, Swansea, IL 62226

RECEPTION AREA



OFFICE



PASS THROUGH



OFFICE



OFFICE/RETAIL PROPERTY SUMMARY

2 BRONZE POINTE

LISTING # 1130

LOCATION DETAILS:

Parcel #: 08-04.0-206-039
County: IL - St. Clair
Zoning: PB - Planned Business - Swanse

PROPERTY OVERVIEW:

Building SF: 3,486
Min Divisible SF: 3,486
Max Contig SF: 3,486
Office SF: 3,486
Signage: Monument, Building
Lot Size: 0.12 Acres
Frontage: 52
Depth: 93
Parking Spaces: 28
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1998
Yr Renovated: 2023
Building Class: B
Ceilings: 7'-9'
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$395,000
Price / SF: \$113.31

FINANCIAL INFORMATION:

Taxes: \$9,690.62
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 17,700

PROPERTY DESCRIPTION:

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