

FOR LEASE

210 Hartman Ln.
O'Fallon, IL 62269



1,200 SF OFFICE/RETAIL SUITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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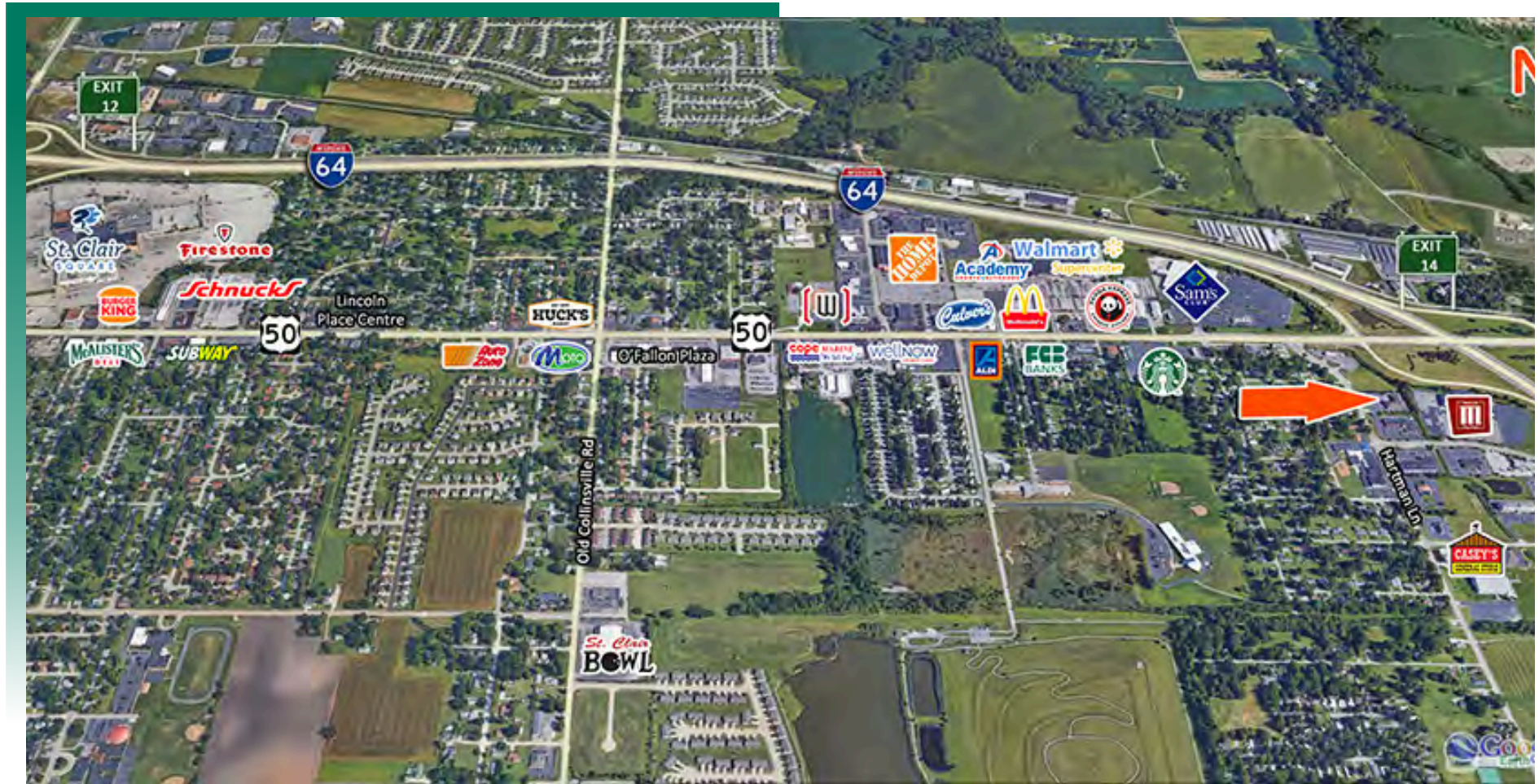
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

210 Hartman Ln., O'Fallon, IL 62269



LOCATION OVERVIEW

Great location on Hartman Ln in O'Fallon, IL's major retail corridor. Just off I-64 at Exit 14 at Hwy 50

PROPERTY PHOTOS

210 Hartman Ln., O'Fallon, IL 62269



EXTERIOR



SIGNAGE



OFFICE/RETAIL SUMMARY PAGE

210 HARTMAN LANE

LISTING # 955

LOCATION DETAILS:

Parcel # 12,876
County: IL - St. Clair
Zoning:

PROPERTY OVERVIEW:

Building SF: 12,876
Vacant SF: 1,200
Min Divisible SF: 1,200
Max Contig SF: 1,200
Office SF: 1,200
Retail SF: 1,200
Signage: Monument
Lot Size: 1.88 Acres
Frontage: 250
Depth: 350
Parking Spaces: 50 - Shared Lot
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2005
Ceilings: 9'-10'



LEASE INFORMATION:

Lease Rate: \$13.00
Lease Type: NNN
NNN Expenses: \$4.50

FINANCIAL INFORMATION:

Taxes: \$34,747.84
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 14,100

PROPERTY DESCRIPTION:

Over 15,000 cars pass by this location daily on Hartman Ln, 25,000+ ADT on Hwy 50.