



FOR SALE > 3,864 SF OPEN SHOWROOM/WAREHOUSE

4200-4206 Crescent Industrial Dr., Pontoon Beach, IL 62040

BARBERMURPHY
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AREA MAP

4200-4206 Crescent Industrial Dr., Pontoon Beach, IL 62040



LOCATION OVERVIEW

The subject sits within the Granite City/Pontoon Beach IL-111 corridor of Madison County, a well-established industrial and light-commercial submarket anchored by proximity to I-270 and I-255.

PROPERTY PHOTOS

4200-4206 Crescent Industrial Dr., Pontoon Beach, IL 62040

FRONT EXTERIOR



REAR EXTERIOR



SHOWROOM



SHOWROOM



SHOWROOM



OFFICE



RECEPTION/ADMINISTRATION



HALLWAY



PROPERTY PHOTOS

4200-4206 Crescent Industrial Dr., Pontoon Beach, IL 62040

WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



Showroom:

2,424 SF open showroom space

Amenities:

2 kitchenettes and 2 restrooms

Offices:

2 private offices

Warehouse:

1,440 SF warehouse space

Overhead Doors:

Three 9' overhead doors

Divisible Layout:

Can be divided into two independent suites

Suite Features:

Each side includes a kitchenette, restroom, office, & warehouse bay

Separate Utilities:

Utilities already separated for each suite

OFFICE/RETAIL PROPERTY SUMMARY

4200-4206 CRESCENT INDUSTRIAL DR., PONTOON BEACH, IL 62040

LISTING # 3317

LOCATION DETAILS:

Parcel #: 17-2-20-02-00-000-006

County: IL - Madison

Zoning:

PROPERTY OVERVIEW:

Building SF: 3,864
Vacant SF: 3,864
Usable Sqft: 3,864
Min Divisible SF: 3,864
Max Contig SF: 2,424
Office SF: 2,424
Retail SF: 2,424
Signage: Pylon
Lot Size: 0.61 Acres
Frontage: 195
Depth: 137
Parking Spaces: 50
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1993
Ceilings: 8'-12'
Construction Type: Brick, Wood Frame



SALE INFORMATION:

Sale Price: \$260,000
Price / SF: \$67.29

FINANCIAL INFORMATION:

Taxes: \$5,035.40
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 1,070

PROPERTY DESCRIPTION:

2,424 SF open showroom, 2 kitchenettes, 2 restrooms, 2 private offices; 1,440 SF warehouse with (3) 9' overhead doors. Divisible into two independent suites, each with kitchenette, restroom, private office, and warehouse bay — separate utilities already in place for both sides.

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