

1,200 SF Office/Retail Space for Lease

607 Vandalia St. (IL Route 159), Collinsville, IL 62234

1,200 SF



1,200 SF Office/Retail Space for Lease
3 Offices, Break Room, Reception Area
Join Crown Plaza Dental Lab, Mars Plumbing & HVAC & World Famous Appliances
Exterior Remodel, Additional Parking and Marquee Signage

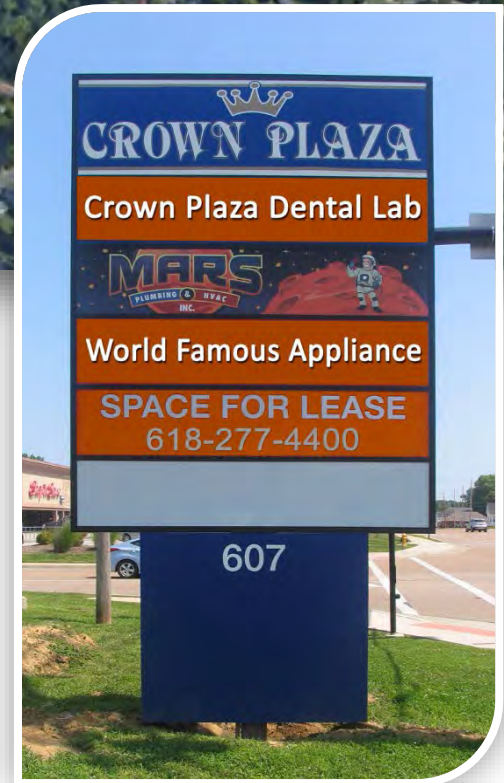
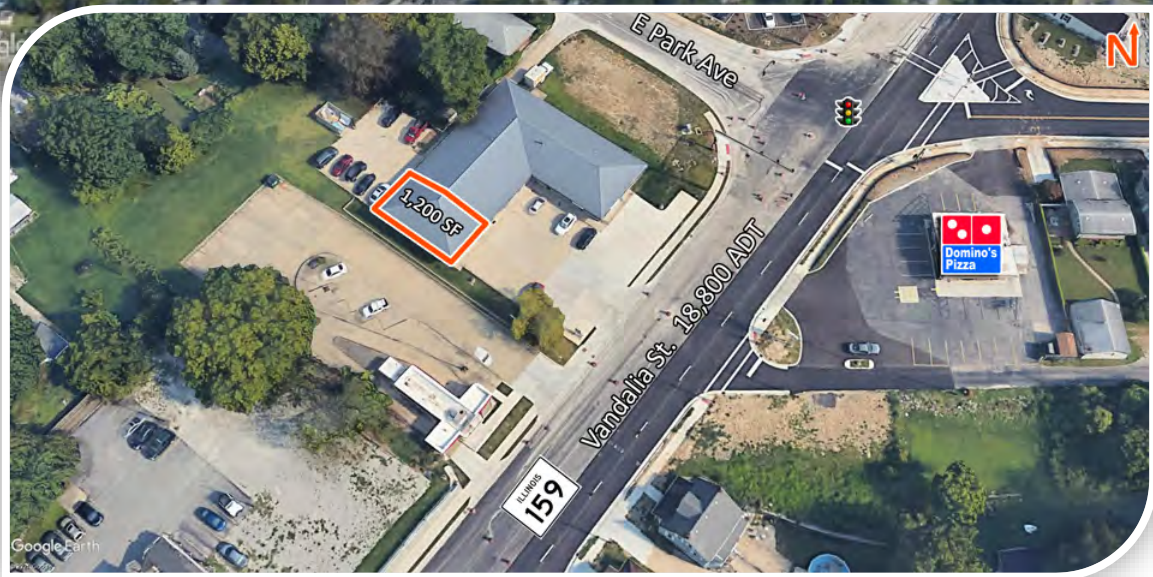
LEASE RATE: \$15.00 per SF, Gross

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

John L. Eichenlaub
C: 618.570.8344
JohnE@barbermurphy.com





Listing No: 1233

Office

Crown Plaza
607 Vandalia Street
Collinsville, IL 62234

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$15.00
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

1,200 SF Office/Retail Space for Lease. Landlord pays water and sewer. Tenant responsible for 1/2 the prorated taxes.

Comments

Located on Route 159, at a lighted intersection. High visibility/traffic location. Current tenants include Crown Plaza Dental Lab, Mars HVAC and World Famous Appliances. Additional parking at the rear of the building. Marquee Signage on IL Route 159.

Total SF Available: 1,200 SF
Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

Building Total: 7,522 SF
Total Available: 1,200 SF
Direct Lease: 1,200 SF
Sublease: 0 SF
Office: 1,200 SF
Retail: 1,200 SF
Min Divisible: 1,200 SF
Max Contiguous: 1,200 SF

LAND MEASUREMENTS:

Acres: 0.58
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 13-2-21-27-13-303-026,027.001	TIF: No	Parking: Shared Lot
County: Madison	Enterprise Zone: No	Surface Type: Concrete
Zoning: PBP2	Survey: No	Traffic Count: 18,300
Zoning By: Collinsville	Environmental: No	Property Tax:
Complex: Crown Plaza	Archaeological: No	Tax Year:
Prior Use:		



STRUCTURAL DATA:

Year Built: 2005	Clearance Min: 8'	Exterior: Brick/Block
Rehab Year:	Clearance Max: 10'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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