1,200 SF Office/Retail Space for Lease

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

1,200 SF Office/Retail Space for Lease3 Offices, Break Room, Reception AreaJoin Crown Plaza Dental Lab, Mars Plumbing & HVAC & World Famous AppliancesExterior Remodel, Additional Parking and Marquee Signage

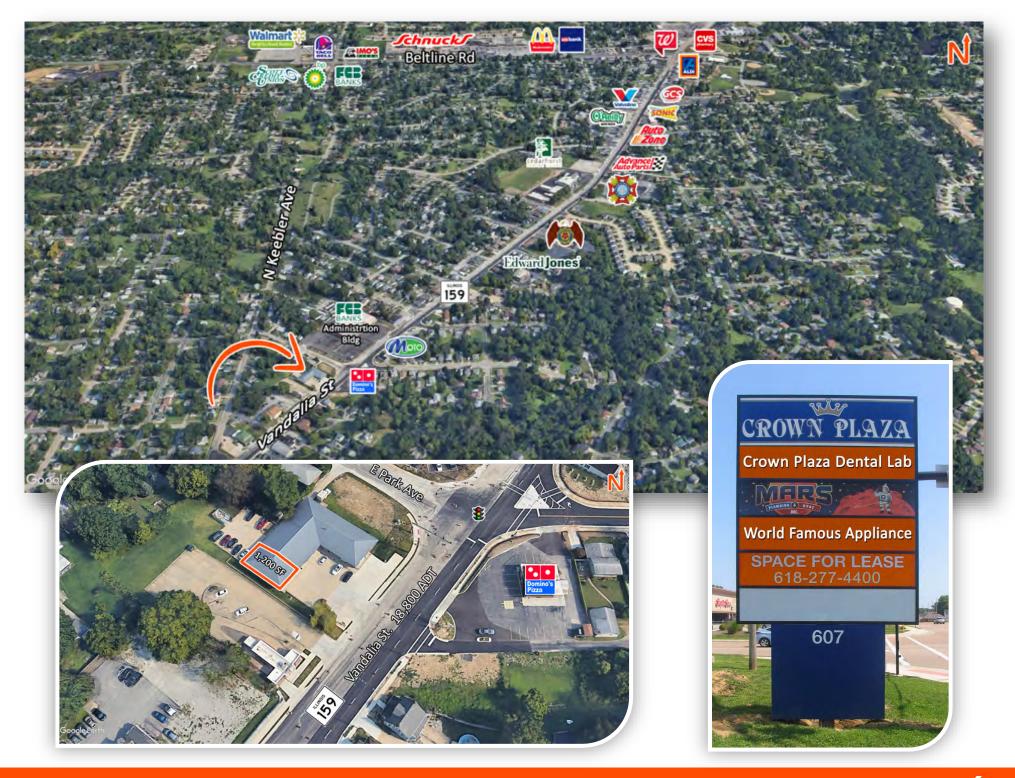
LEASE RATE: \$15.00 per SF, Gross

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

1,200 SF

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





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1233

1173 Fortune Blvd. Shiloh, Illinois 62269 618.277.4400 barbermurphy.com

Listing	No:
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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.

Total SF Available: Min Divisible 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
I AND MEACUDEMENTS.	

LAND MEASUREMENTS:

Acres: Frontage: Depth:

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	18 / 18 / 18 / 18 / 18 / 18 / 18 / 18 /	
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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:						

Madison	Enterprise Zone:	No	Surface Type:	Concrete
PBP2	Survey:	No	Traffic Count:	18,300
Collinsville	Environmental:	No	Property Tax:	
Crown Plaza	Archaeological:	No	Tax Year:	
STR	UCTURAL ΠΑΤΑ·			

Co	mm	ents

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.

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

Listing Broker(s)

1,200 SF

1,200 SF

0.58

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

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