

Space for Lease in Highland Crossing

12551 State Route 143, Highland, IL 62249



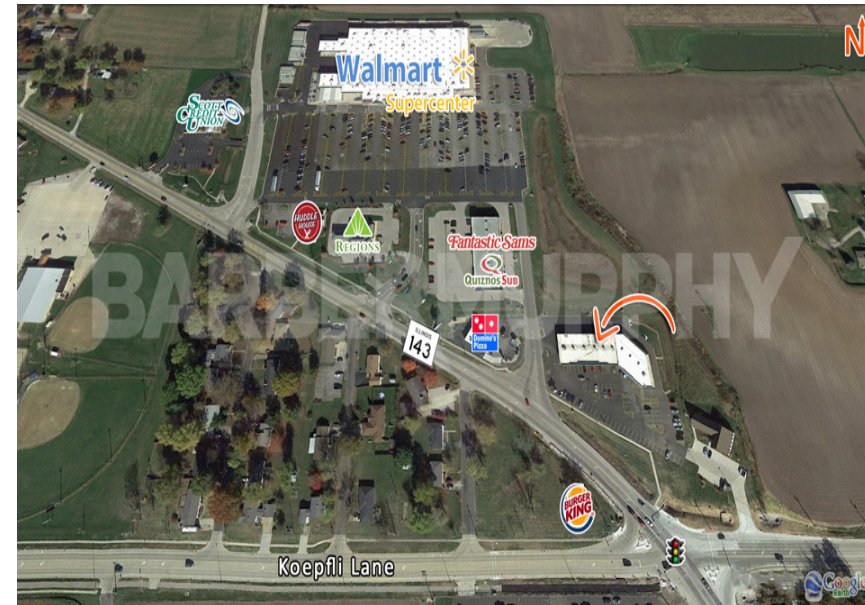
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Listing No: 1372.1**Retail****Total SF Available:** 2,650 SF**Min Divisible SF:** 2,650 SFHighland Crossing
12551 State Rte 143
Highland, IL 62249**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****SQUARE FOOT INFO:****Building Total:** 18,150 SF**Total Available:** 2,650 SF**Direct Lease:** 2,650 SF**Sublease:** 0 SF**Office:** 2,650 SF**Retail:** 2,650 SF**Min Divisible:** 2,650 SF**Max Contiguous:** 2,650 SF**LAND MEASUREMENTS:****Acres:** 2.20**Frontage:****Depth:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$17.00**Lease Type:** NNN**Net Charges:** \$6.58**CAM Charges:****Lease Term:****Leasing Comments:****PROPERTY INFORMATION:****Parcel No:** 02-2-18-29-18-301-031/032**County:** Madison**Zoning:** C-3**Zoning By:** City of Highland**Complex:** Highland Crossing**Prior Use:****TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** Shared**Surface Type:** Asphalt**Traffic Count:** 10,000**Property Tax:** \$47,283.40**Tax Year:** 2020**Comments**

10,000+ ADT on IL-143 and Troxler Ave. Newer Construction. Anchored by Wal-Mart.

STRUCTURAL DATA:**Year Built:** 2002 **Clearance Min:** **Exterior:** Masonry**Rehab Year:** 2013 **Clearance Max:** **Bay Spacing:****Floors:** 1 **Floor Drains:** **Sprinklers:****Class:****Listing Broker(s)**Collin Fischer CCIM
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