

3,250 SF Office Space for Lease

4460 N Illinois – Suite 1 Swansea, Illinois 62226



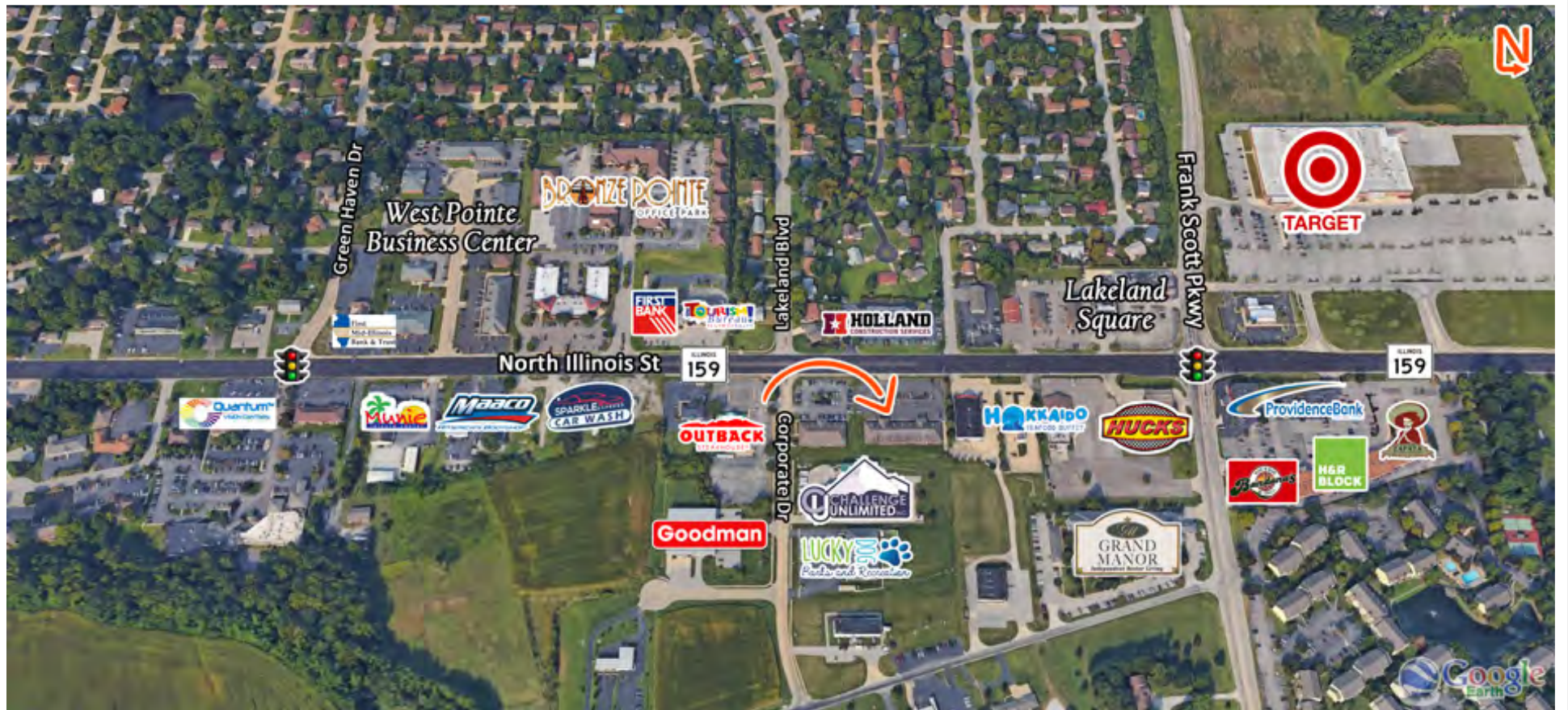
BARBERMURPHY

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

Tony Smallmon
C: 618.407.4240
TonyS@barbermurphy.com



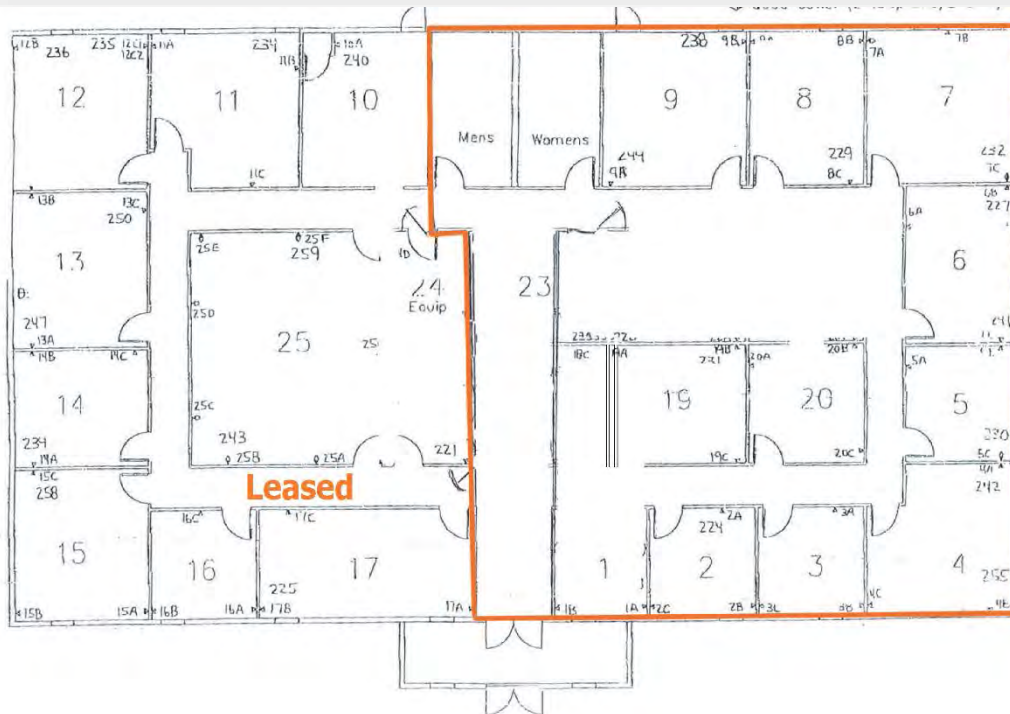
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

3,250 SF Office Space for Lease. Includes waiting area, conference room, 9 private offices, printing/mail room, kitchen, storage rooms, and two large open administrative areas. Owner to provide new flooring, paint and some modifications.

LEASE RATE: \$16.00 per SF, Modified Gross



Listing No: 255

Office

4460 A North Illinois Street
4460A N. Illinois St
Swansea, IL 62226

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$16.00
Lease Type: Modified Gross
Net Charges: \$0.00
CAM Charges: \$0.00
Lease Term:

Leasing Comments:

Includes waiting area, conference room, 9 private offices, printing/mail room, kitchen, storage rooms, and two large open admin areas. Owner to provide new flooring, paint and some modifications.

Comments

3,250 SF available at 4460 A North Illinois Street Swansea IL 62226
ADT 23,300 vehicles daily

Total SF Available: 3,250 SF
Min Divisible SF: 3,250 SF

SQUARE FOOT INFO:

Building Total: 6,800 SF
Total Available: 3,250 SF
Direct Lease: 3,250 SF
Sublease: 0 SF
Office: 3,250 SF
Retail: 0 SF
Min Divisible: 3,250 SF
Max Contiguous: 3,250 SF

LAND MEASUREMENTS:

Acres: 0.68
Frontage: 260 FT
Depth:

PROPERTY INFORMATION:

Parcel No: 08-04.0-210-060	TIF:	Parking: 50.00
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: HB - Highway Business	Survey: No	Traffic Count: 23,300
Zoning By: Swansea	Environmental: No	Property Tax:
Complex:	Archaeological: No	Tax Year:
Prior Use: Office		

STRUCTURAL DATA:

Year Built: 1996	Clearance Min: 8	Exterior: Brick
Rehab Year: 2010	Clearance Max: 9	Bay Spacing: 3,250
Floors: 1	Floor Drains: No	Sprinklers: No
Class: B		

Listing Broker(s)

Tony Smallmon
Office: (618) 277-4400
tonys@barbermurphy.com
Cell: (618) 407-4240

