

2,900 SF OFFICE/FLEX SPACE AVAILABLE FOR LEASE

3674 State Route 111, Pontoon Beach, IL 62040



LEASE RATE: \$2,600/Month, Modified Gross

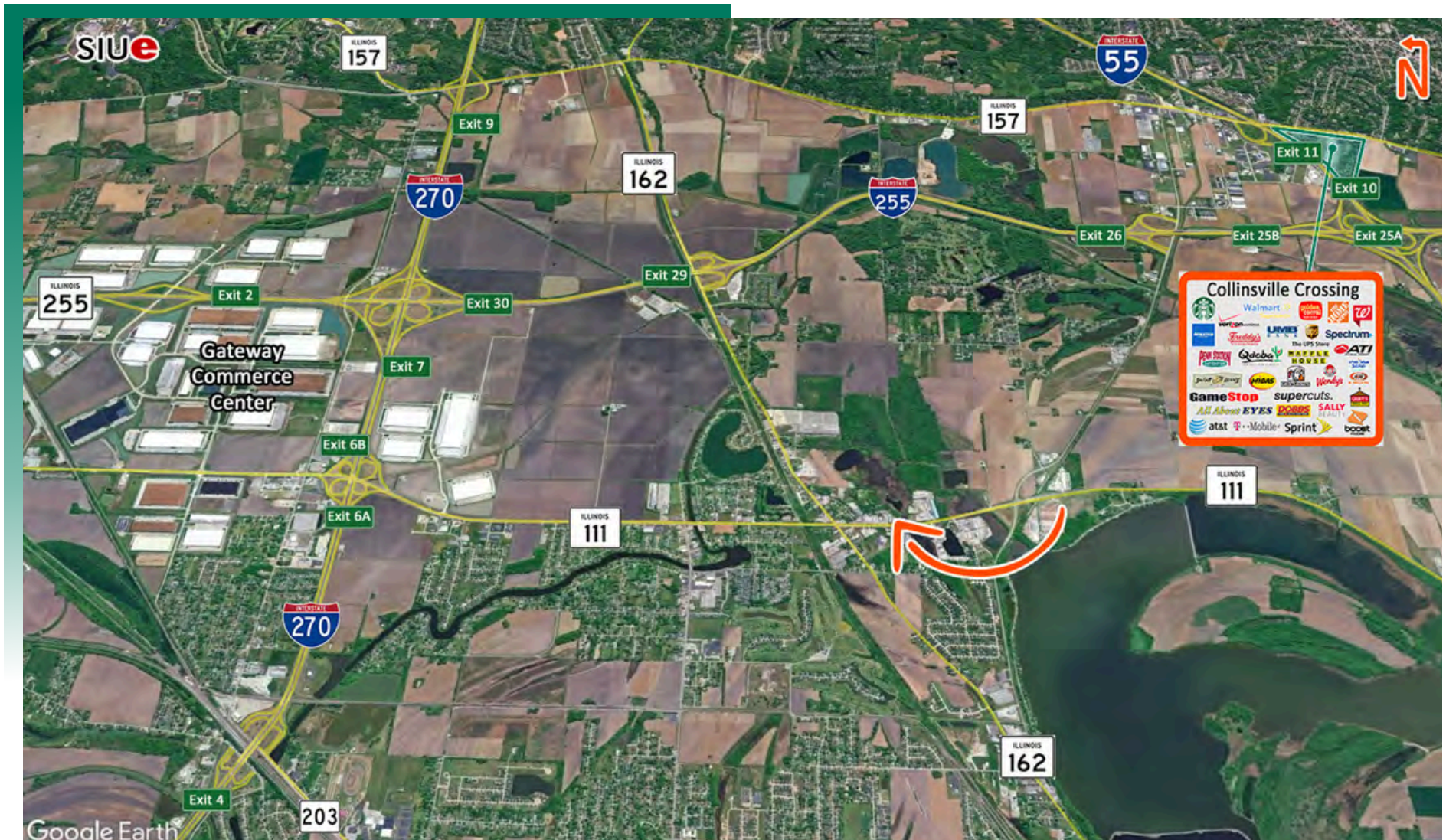
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AREA MAP

3674 State Route 111, Pontoon Beach, IL 62040



LOCATION OVERVIEW

Highly accessible site in Pontoon Beach along a well-traveled commercial corridor, just minutes from Interstates 270 and 255 with convenient connectivity to downtown St. Louis, Edwardsville, Collinsville, and other Illinois communities. Positioned in a well-established business corridor, the property benefits from strong regional access, everyday commuter visibility, and proximity to major industrial, logistics, and service-oriented employers.

PROPERTY PHOTOS & INFORMATION

3674 State Route 111, Pontoon Beach, IL 62040

WAREHOUSE



WAREHOUSE



WAREHOUSE



SUPPLY ROOM



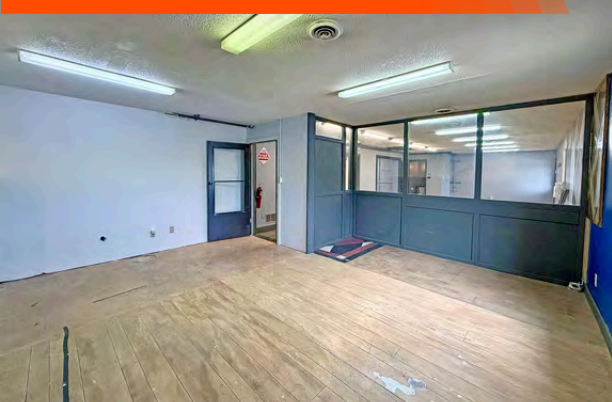
SUPPLY ROOM



OPEN OFFICE SPACE



PRIVATE OFFICE



REAR DRIVE-IN DOOR



2,900 SF OFFICE/FLEX SPACE

The 1,050 SF office features a large open floorplan, 1 private office, restroom and open-air storage.

The 1,850 SF warehouse section in rear has a 12' x 10' drive-in door, with floor drains, no heat or AC, however, roof is insulated.

OFFICE/RETAIL SUMMARY

3674 STATE ROUTE 111

LISTING # 1515

LOCATION DETAILS:

Parcel # 17-2-20-02-17-302-033
County: IL - Madison
Zoning: B-2 - Pontoon Beach

PROPERTY OVERVIEW:

Building SF: 9,365
Vacant SF: 2,900
Usable Sqft: 2,900
Min Divisible SF: 2,900
Max Contig SF: 2,900
Office SF: 1,050
Warehouse SF: 1,850
Signage: Monument, Building
Lot Size: 0.68 Acres
Frontage: 125
Depth: 241
Parking Spaces: 15
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1979
Renovated: 1979
Building Class: C
Ceilings: 8' - 15'
Construction Type: Metal, Wood Frame



LEASE INFORMATION:

Lease Rate: \$2,600/Month
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$3,973.60
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 6500

PROPERTY DESCRIPTION:

2,900 SF office/flex space available for lease. The 1,050 SF office features a large open floorplan, 1 private office, restroom and open-air storage. The 1,850 SF warehouse section in rear has a 12' x 10' drive-in door, with floor drains, no heat or AC, however, roof is insulated. Space would be ideal for a plumbing supply, electrical, roofing or general contractor.

The surrounding area continues to draw commercial and industrial investments, further enhancing the site's appeal for tenants seeking a strategic, well-connected lease opportunity.

Landlord responsible for water and sewer.



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