

33,000 + SF on 5 Acres

4000 North Illinois Lane, Swansea, IL 62226

FOR SALE



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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.

AREA MAP



PROPERTY SUMMARY

REDUCED SALE PRICE: \$2,250,000

- 33,378 SF Medical Office Building
- Located on 5 Acres – includes 150+ Parking Spaces
- Direct access from Lighted Intersection on IL Route 159
- Large Signage on the Highway with 19,000 ADT

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IMAGES



Listing No: 2147

Office

33K SF Office Complex on 5 AC
4000 North Illinois Ln
Swansea, IL 62226

SALE INFORMATION:

For Sale: Yes
Sale Price: \$2,250,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

One of the largest office buildings currently available in the metro east. Approximately 2.5 miles south of I-64 (Exit 12), with direct access to IL-159 from a lighted intersection. About a 10 minute drive from both Memorial Hospital (BJC) campuses and St. Elizabeth's O'Fallon. Signage on 159.

Total SF Available: 33,378 SF
Min Divisible SF: 10,000 SF

SQUARE FOOT INFO:

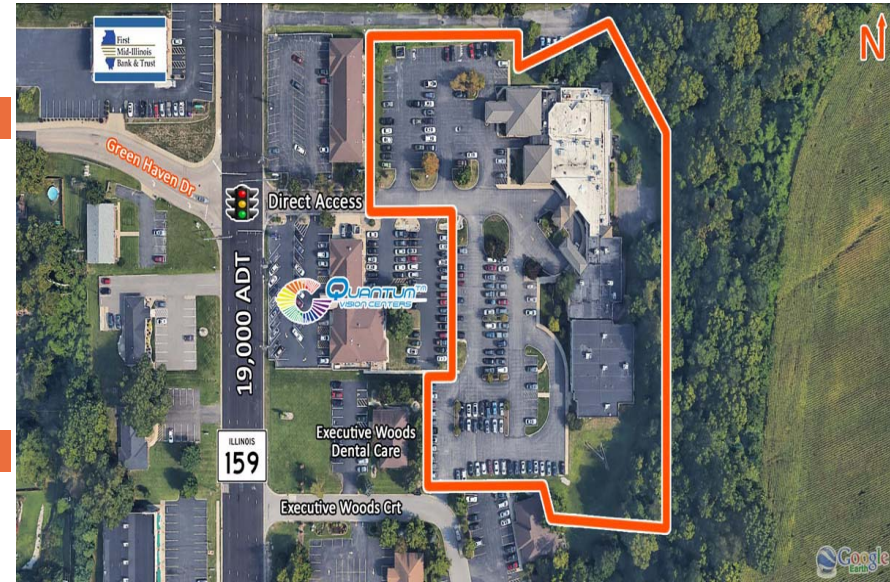
Building Total: 33,378 SF
Total Available: 33,378 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 33,378 SF
Retail: 0 SF
Min Divisible: 10,000 SF
Max Contiguous: 33,378 SF

LAND MEASUREMENTS:

Acres: 5.10
Frontage: 500 FT
Depth: 360 FT

PROPERTY INFORMATION:

Parcel No: 08-04.0-210-059	TIF: No	Parking: 154
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: Hwy Business	Survey: No	Traffic Count: 19,000
Zoning By: Swansea	Environmental: No	Property Tax: \$16,551.24
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Medical		



STRUCTURAL DATA:

Year Built: 1995	Clearance Min:	Exterior: Brick
Rehab Year: 2008	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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