

FOR
LEASE

10,636 SF OFFICE/WAREHOUSE

210 West Division Building C, Maryville, IL 62062



BARBERMURPHY

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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



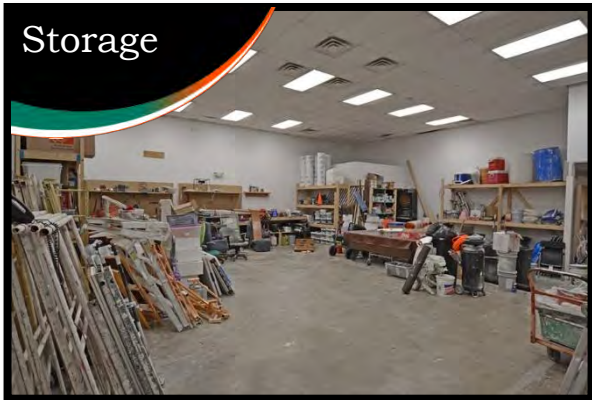
PROPERTY SUMMARY

- Combined office warehouse
- Fenced secured parking
- 7 offices & 2 conference areas
- Warehouse and mezzanine storage
- Located one block off IL-159
- (1) Dock Door & (1) Drive-In Door

LEASE RATE: \$9.00/SF, GROSS

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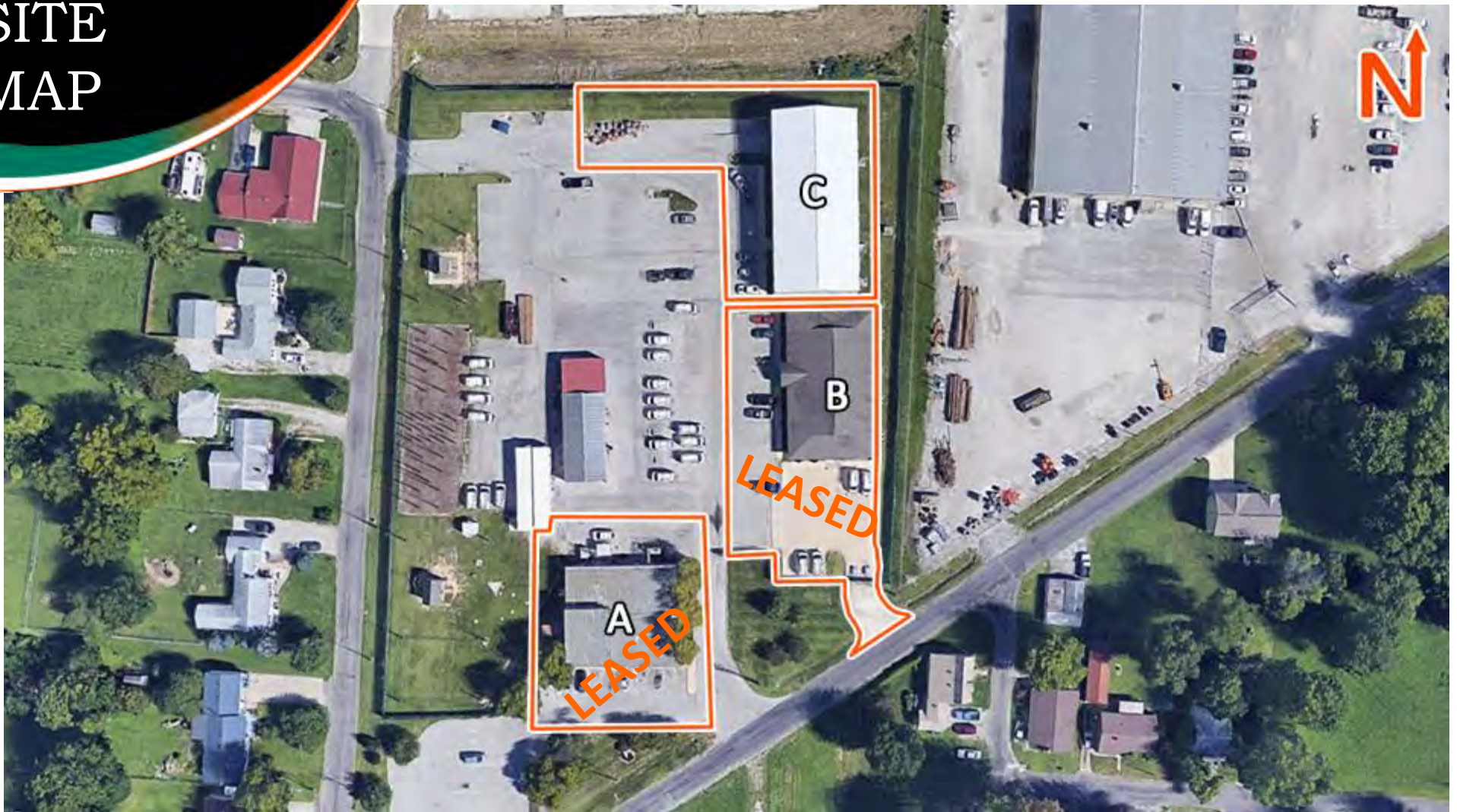
FLOOR PLAN



9'x10' Drive-in Door
9'x10' Dock Door



SITE MAP



Site	Location	TENANT	Square Footage
A	210 West Division Street Office/Retail Space	LEASED	5,756
B	210 West Division Street Former Office/Data Center	LEASED	6,480
C	210 West Division Street Office/Warehouse	AVAILABLE	10,360

Listing No: 2626

Industrial
Office / Training / Warehouse

210 West Division Street Building C
Maryville, IL 62062

Total SF Available: 10,636 SF
Min Divisible SF: TBD

SQUARE FOOT INFO:

Building Total: 10,636 SF
Total Available: 10,636 SF
Direct Lease: 10,636 SF
Sublease: 0 SF
Office: 4,530 SF
Warehouse: 6,106 SF
Min Divisible: 2,133 SF
Max Contiguous: 10,636 SF

LAND MEASUREMENTS:

Acres: 0.43
Frontage: 145 FT
Depth: 130 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-11-10-101-030 / 131-21-11-00-000-001
County: Madison
Zoning: Commercial
Zoning By: Maryville IL
Industrial Park: N/A
Prior Use: Office / Training / Warehouse

TIF: No **Property Tax:**
Enterprise Zone: No **Tax Year:**
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No

STRUCTURAL DATA:

Year Built: 2014	Clearance Min: 9 feet	Style: Metal Warehouse
Rehab Year: N/A	Clearance Max: 20 feet	Roof: Metal
	Bay Spacing: Clear Span	Exterior: Metal
		Floors: 2
		Floor Type: Concrete
		Floor Thickness: 4" & 6"
		Floor Drains: No



SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$9.00/SF
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Space consist of 4,530 SF of office space, 7 Offices, 2 Conference Room, and 6,106 SF warehouse space with Mezzanine. Includes fenced in parking with Automatic Gate. Located one block off Illinois route 159 in Maryville, IL.

210 West Division Street
Maryville, IL 62062

UTILITY INFORMATION

Water Provider:	Maryville Water	Service:		Location:	At Building
Sewer Provider:	Collinsville	Service:		Location:	At Building
Gas Provider:	Ameren	Service:		Location:	At Building
Electric Provider:	Ameren	Service:		Location:	At Building
AMPS:		Phase:	3 Phase Available		
Low Volts:	220	High Volts:	480		
Telecom Provider:	Charter	Service:		Location:	At Building

FACILITY INFORMATION

Truck Dock:	1	Size:	9' x 10'	Parking:	10
Dock Levelers:	1	Capacity:		Surface Type:	Asphalt
Drive-In Doors:	1	Size:	9' x 10'	Yard:	None
Box Van Doors	Yes			Extra Land:	None
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	None				Access to mezzanine by fork lift form main warehouse
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Yes	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	No	Ventilation:	No		
Lighting:	High Bay and Standard Office Lighting	Compressed Air:	No		
Skylights:	No				

Comments

10,636 SF Office / Warehouse, Featuring 6,106 SF in warehouse space located one block off Illinois route 159 in Maryville, IL.
Includes Fenced in Parking with Automatic Gate.

TRANSPORTATION

Interstate:	1 Mile from I- 55 / 2 Miles from I-270
Rail:	None
Barge:	None
Airport:	None

Listing Broker(s)

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