

FOR LEASE

100-120 Executive Dr.
Highland, IL 62249



PROFESSIONAL OFFICE SUITE & WAREHOUSE

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AREA MAP

100-120 Executive Dr. Highland, IL 62249

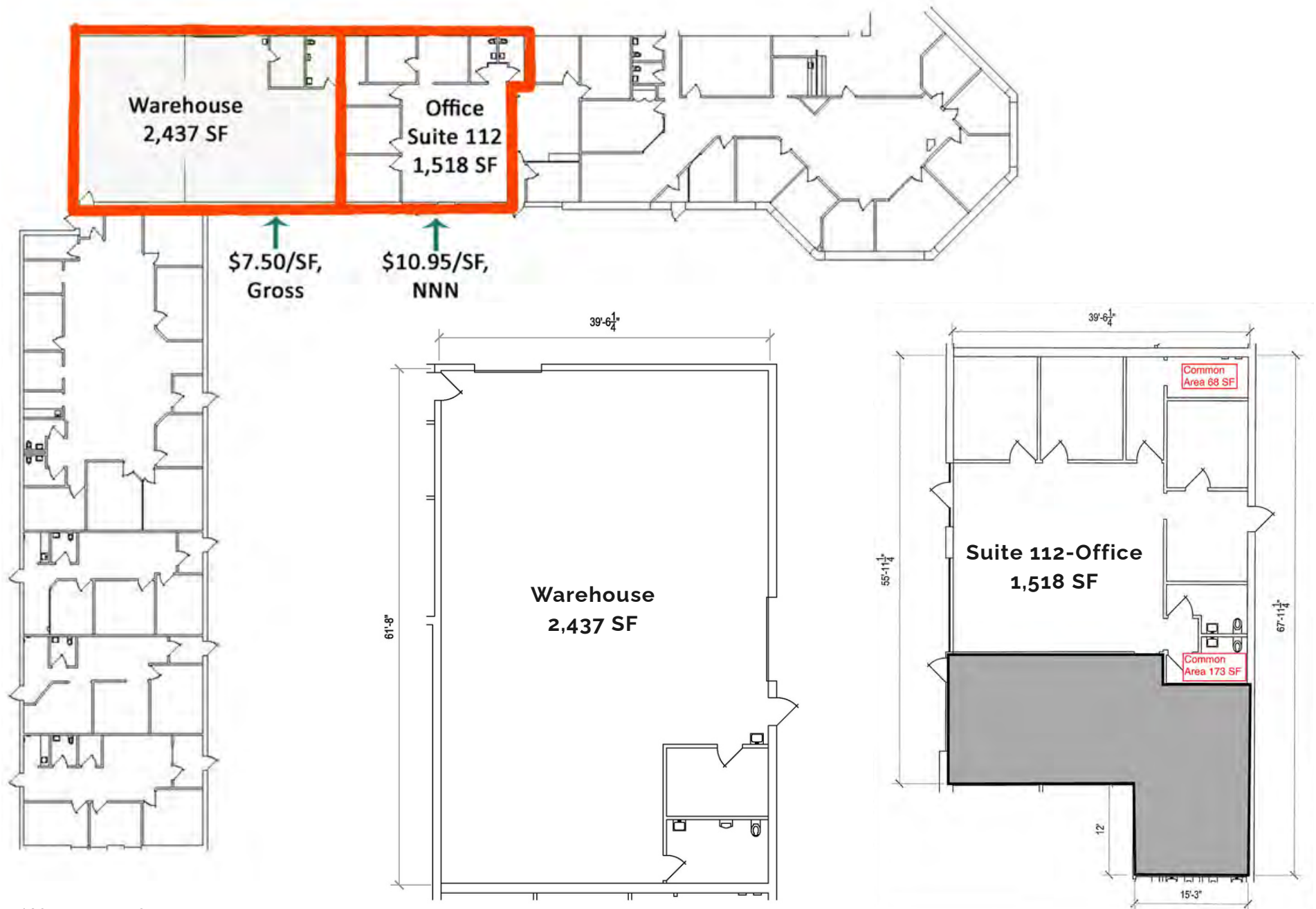


LOCATION OVERVIEW

Highly visible business park located right of of Highway 40 near the entrance of Highland.

FLOOR PLANS

100-120 Executive Dr. Highland, IL 62249



*Not to scale

PROPERTY PHOTOS - WAREHOUSE

100-120 Executive Dr. Highland, IL 62249

WAREHOUSE



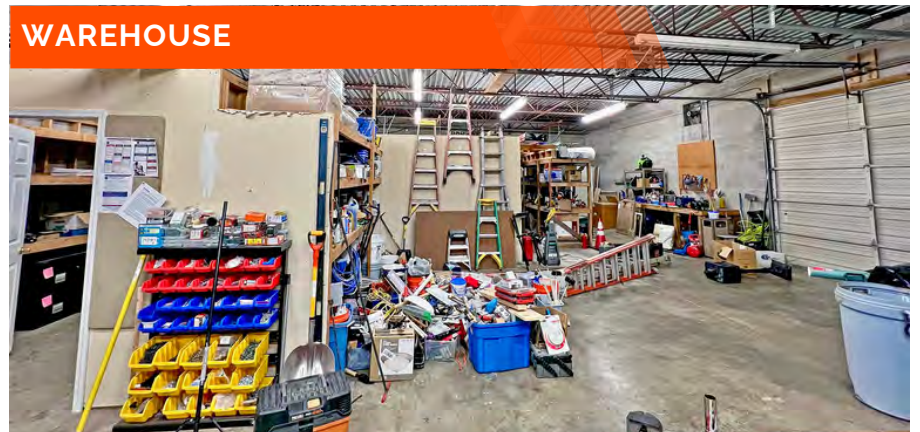
WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE EXTERIOR DOORS



WAREHOUSE/OFFICE PROPERTY SUMMARY

100-120 EXECUTIVE DRIVE

LISTING # 2881

LOCATION DETAILS:

Parcel # 02-2-18-32-00-000-032
County: IL - Madison
Zoning: I

PROPERTY OVERVIEW:

Building SF: 16,299
Usable Sqft: 3,955
Min Divisible SF: 1,518
Signage: Building, Monument
Lot Size: 2.27 Acres
Frontage: 245
Depth: 309
Parking Spaces: 94
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Building Class: B
Ceilings: 10' - 12'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$7.50/SF - \$10.95/SF
Office Suite Lease Type: NNN
NNN Expenses: \$5.20
Warehouse Suite Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$31,030.92
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 4,500

PROPERTY DESCRIPTION:

3,995 SF Office/warehouse space available for lease. Office is 1,518 SF has 3 private offices, open bullpen, breakroom and shared restrooms. 2,437 SF warehouse (heat only) with an 8 x 8 OHD (truck height) and a 10 x 10 drive-in door. 12' clear height. The warehouse office has a through-the-wall heater/AC. All internal walls can be removed. As-Is pricing. TI negotiable. Professional on-site management.