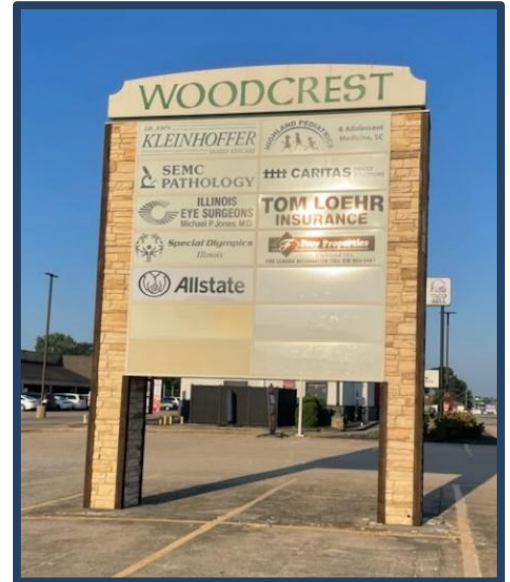


FOR LEASE

1306 Mercantile
Highland, Illinois 62249
(Woodcrest Plaza)



KELLY HULVEY

Broker

618.210.4702 Mobile

Kelly@choosekwg.com

Kunkel Commercial Group
3318 N IL Street
Swansea, IL 62226

Kunkelcommercial.com

618.202.4500 Office



Professional Office Space

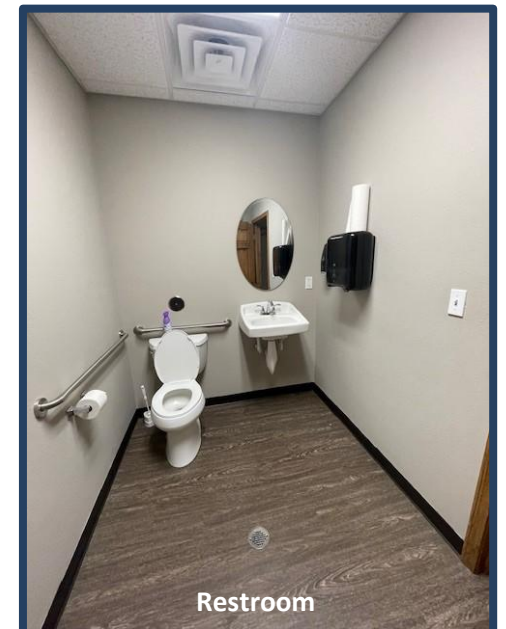
- 1,500 Square Feet Available
- Reception/ Waiting Area, Six (6) Private Offices, Break Room and Restroom.
- Great layout for Chiropractor, Insurance Company, Real Estate Office, Spa, Massage, Financial Company, Counselor, Medical, etc.,
- Renovated in 2018
- Professionally Managed
- Pylon Signage Available
- Close to Highland's Business District
- **LEASE RATE: \$1,750 Per Month**
NNN lease
- **1 Month FREE RENT with a 3 Year Lease Term**

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

PHOTOS



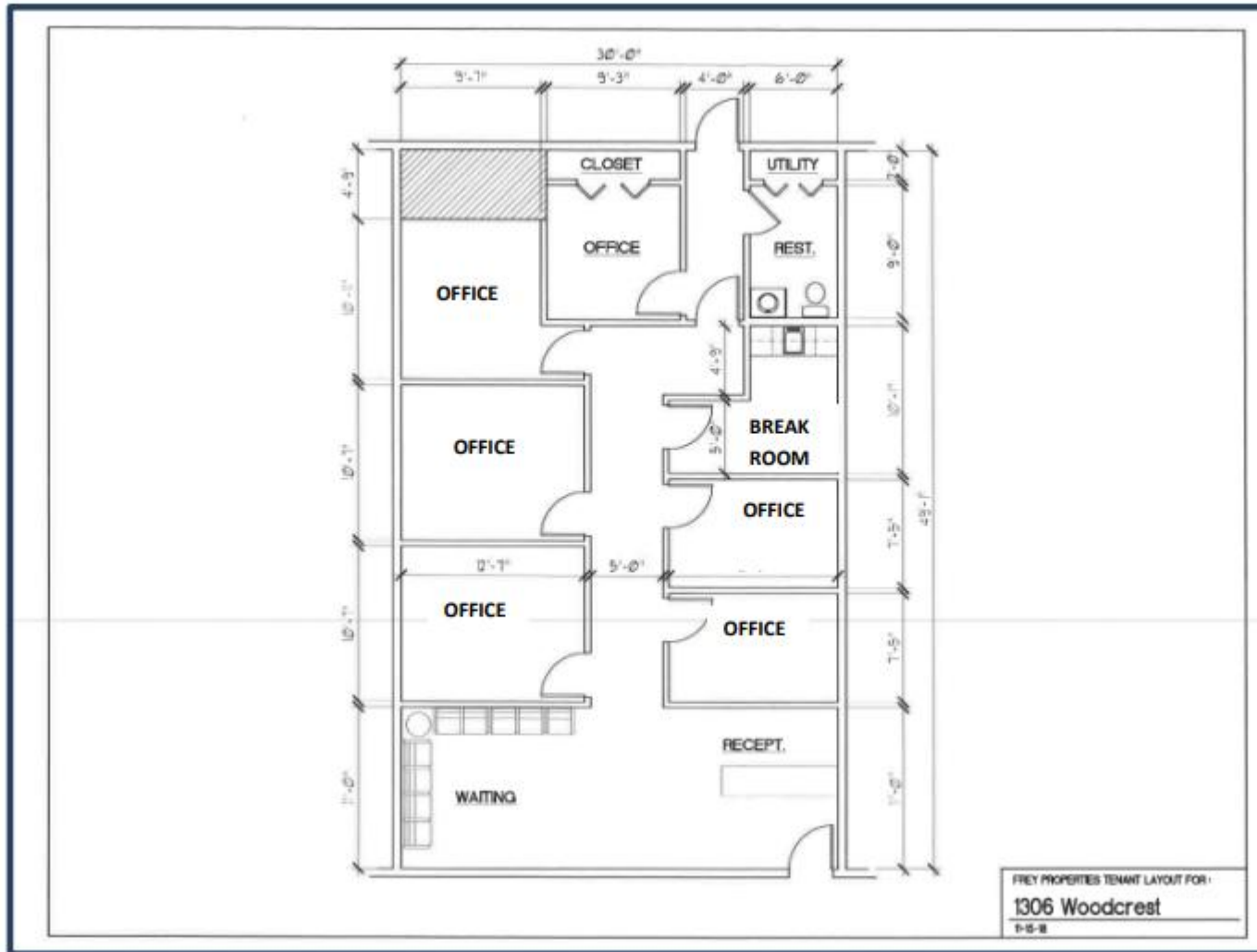
1306 Mercantile Drive
Highland, IL 62249



FLOOR PLAN

1306 Mercantile Drive
Highland, IL 62249

1,500 SF
Available



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COMMERCIAL BUILDING INFORMATION

Building Name: Woodcrest Plaza

Address: 1306 Mercantile Drive

City: Highland IL 62249

Building Size: 23,906 Square Foot Building

Useable/Rentable: U **Space Available:** 1,500 SF

Year Built: 1979

Ceiling Height: 8'

Overhead Doors: None

Lot Size: 2.5 +/- acres

Parking Spaces: 137

Zoning: C-3 Hwy Business **By:** City of Highland

Permanent Parcel #: 02-2-18-32-16-401-013 & 02-2-18-32-16-401-014

Taxes (Year): 2025/\$36,250.28

Lease Rate: \$12.00 PSF plus NNN \$2.00 PSF (\$1,750.00 Per Month)

Comments:

KUNKEL COMMERCIAL GROUP

3318 N IL

Swansea, IL 62226

618.202.4500

www.choosekwg.com

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