



[Schedule a Showing](#)

MLS #: EB451176 **St:** Active **Cat:** Commercial **LP:** \$0
County: Williamson **Type:** Office, Warehouse, Other **Virtually Stage Y/N:**
Addr: 900 SKYLINE Drive **Unit #:**
City: Marion IL **Zip Code:** 62959
Legal:

Tot Bldg SqFt: 5,000	Sale: No	Lease: Yes
Office SqFt:	Lease \$/Mo:	Lease Type: Gross
Avail SqFt: 5,000	Lease \$/SqFt:	Lease Renewal:
Warehouse:	Stories:	Lease \$/SqFt Ann:
CAM \$/SqFt:	Parking Spcs:	Subsqft Sale to Tenant:
Handicap Mod:	# of Bldgs: 1	Year Built:
Apx Lot SqFt:	# of Units:	Apx Acres:
Agent Owned: No	Agent Related to Seller: No	NDA:
		Udgrd Strg Tank:
		Zoning: Commercial
		100-Yr Flood:

Directions: Hwy 13 west of Marion, south on Skyline Dr.

Annual Taxes: \$20,471.00 / 2022	Exemptions:	Tax Incentive: Unk	Projected Exp (IV):
Parcel ID: 06-16-200-068			Projected Inc (IV):
# Dock Doors:	# Rail:	# Seats:	Total Passthru Cost: \$0.00
Sprinkler:	Sec Sys:	Corn Suitability Rating/PI:	

Agent Remarks Suite 100 is \$4/sq. ft. Suite 500 is \$6/sq. ft. Suite302 \$8/sq. ft.
Public Remarks This building has 3 suites all easily accessible to Hwy. 13 west of Marion. Suite 100 is 14,000' sq. Currently it is unfinished, but it can be built to suite. Suite 302 is a 5000' sq. building, half finished/half storage. The finished area includes 7 private offices, 1 large gathering room, 2 baths and an eating area. A truck dock at the back entrance can be used. Suite 500 is finished with desk, cabinets and countertops.

FEATURES	Industrial / Office/ Retail /Multi-Family / Restaurant / Investment
LOCATION Industrial Park, Office Park	SALE/LEASE INCLUDES Building
FRONTAGE/ACCESS City Street	HEATING Forced Air, Gas
OTHER ACCESS None	COOLING Central Air
SEWER SOURCE Public Sewer	WALL CONSTRUCTION Frame, Steel/ST Fram
OWNERSHIP Corporation	FLOORING Carpeted, Concrete
TAX INCENTIVE None	ROOF CONSTRUCTION Metal
POSSIBLE FINANCING Cash, Conventional	EXTERIOR FINISH Brick, Steel
SHOWING INSTRUCTIONS Text/Call Listing Agent	TERMS/LEASE 2 Years, 3 Years, 4 Years, 5 Years
WATER SUPPLY City on Premises	OWNER PAYS Real Estate Taxes, Insurance, Common Area Maint, Gas, Electric, Heating, Cooling, Water/Sewer
	TENANT PAYS Internal Maintenance
	INSULATION Unknown
	BUILDING DESCRIPTION Multi-Tenant, 1 Story, 2 Story

Land and Farm

Land with a House

Owner: Premier Property Management and	Also Ref MLS#:
LO: COMMERCIAL REALTY ASSOCIATES - Phone: 618-303-0701	Off License # 478027382
LA: ROLF R SCHILLING - Pref: 618-303-0700	Agt License # 471012048
LA Email: anke@midwest.net	Appointment Desk Phone: 618-303-0700
CLA:	Cell:
OLA:	LD: 11/1/2023
Co-Op Comp (Sale)	Cell:
Co-Op Comp (Lease) 1/2 mo. rent	XD: 10/31/2024
Var Comm Rate	List Type: Exclusive Right to Lease

OLP: \$0	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	DOM: 0 CDOM: 0
Concessions \$	Sold Conc Info	Selling Team:
Buyers Name:	Lender/Mortgage Co	