

**FOR SALE  
OR LEASE**

**Price Reduction!**

**1 Corporate Drive  
Swansea, IL 62226**



### Professional Office Building

- 9,005 SF Professional Office Building
- Great Owner/User opportunity
- 55+ Parking spaces
- 1.13 Acre on corner lot
- Great visibility along Highway 159
- Interstate 64 within 2+/- miles
- Near First Mid Bank, Bandana's BBQ, & Target
- Parcel # 08-04.0-210-044
- Average Daily Traffic Count: 20,600
- **Sale Price: \$999,000 (\$110.00 PSF)**
- **Lease Rate: \$13.50, NNN est @ \$3.00 PSF**
- **Offering 3 Months of FREE RENT for a minimum 3 year lease term.**
- Contact Broker about another Professional Office Building in Swansea for sale or lease by the same Owner.

### Contact:

DAVE KUNKEL, Broker

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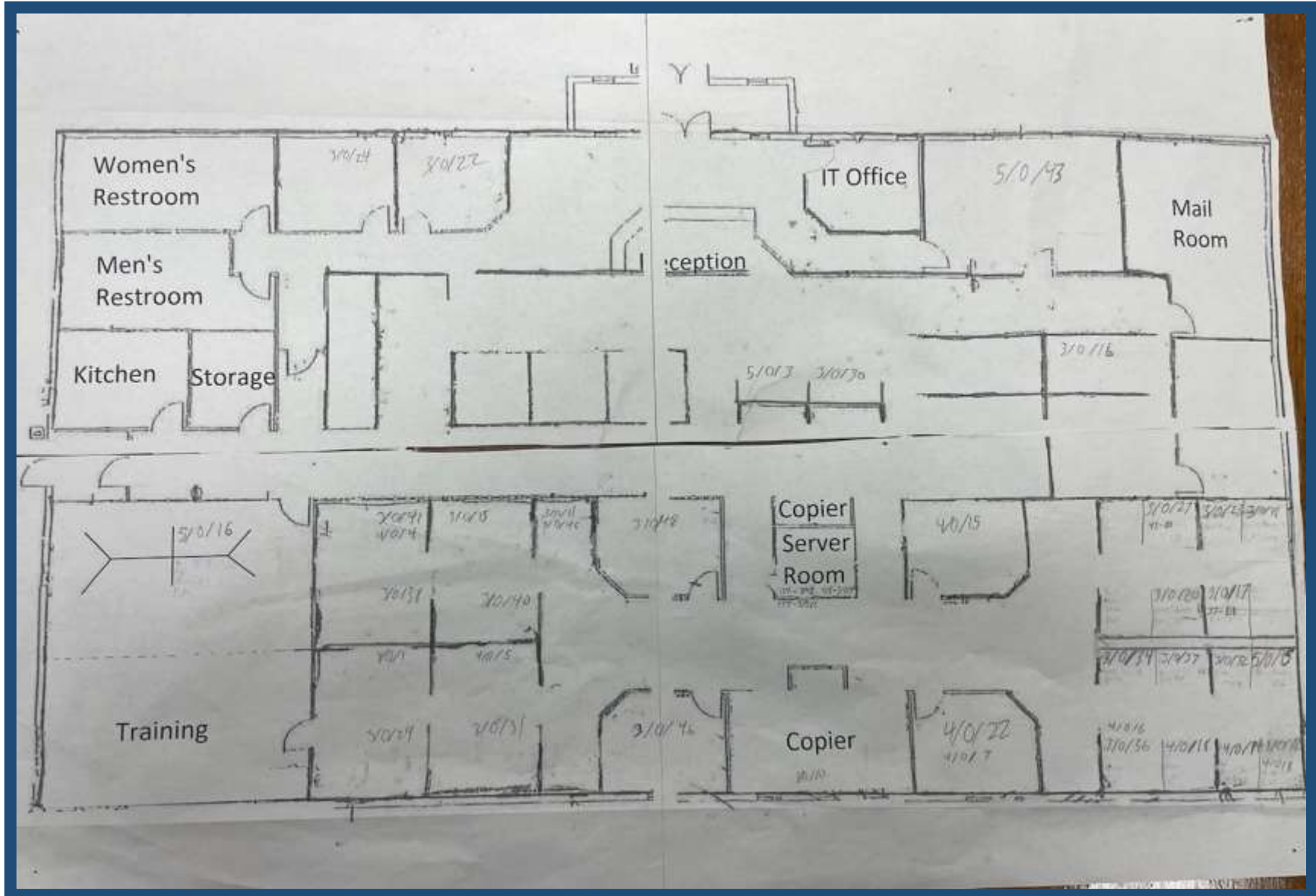


*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.*

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## COMMERCIAL BUILDING INFORMATION

**Building Name:** Professional Office Building

**Address:** 1 Corporate Drive

**City:** Swansea **State:** IL **Zip:** 62226 **County:** Saint Clair

**Building Size:** 9,005 SF

**Useable/Rentable:** U **Total Space Available Now:** 9,005

**Year Built:** 1992 **Number of Floors:** 1

**Ceiling Height:** 9' **Elevators:** No **Sprinklers:**

**Overhead Doors:** N/a

**Lot Size:** 1.13 Acres **Frontage:** 180'

**Parking Spaces:** 55 **Traffic Count:** 20,600

**Zoning:** PB **By:** Village of Swansea

**Permanent Parcel #:** 08-04.0-210-044

**Taxes (Year):** 2022/\$21,875.88

**Sale Price:** \$999,000 **Lease Rate:** \$13.50 PSF plus NNN est at \$3.00 PSF

**Comments:** Great visibility along IL 159  
Signage Available

### KUNKEL COMMERCIAL GROUP

784 WALL STREET, SUITE 150 O'FALLON, IL 62269

618.202.4500 [www.choosekwg.com](http://www.choosekwg.com)

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