



Former VA Outpatient Clinic available for Sale or lease Galesburg, Illinois



Jerry Dahl

Designated Broker, Dahl Real Estate

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1115 Knox Hwy. 25, Galesburg, Illinois 61401

www.dahlrealty.com



For Sale or Lease



**Former VA Outpatient Clinic / 310 Home Blvd.
9,979 SF Office Building Available for Lease in Galesburg, IL 61401**

High Visibility Location

The property is located along a busy roadway, ensuring excellent visibility and exposure.

Well-maintained Medical Office, 2014 Year Built, Excellent Opportunity to locate a medical facility in this location next to the GALESBURG Cancer Center.

Business-Friendly Features

Ample parking and an established neighborhood presence make the property ideal for new ventures and steady customer traffic.



DAHL REAL ESTATE

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- ****Former V.A. Clinic for Sale or Lease****
****Area:**** 9,979 Sq. Ft.
****Location:**** Less than 2 miles from OSF St. Mary's Medical Center, with immediate access to US-34 and N. Henderson St. Numerous retailers, restaurants, and hotels are available to serve employees and/or patients.

For Sale or Lease

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310 Home Blvd., Galesburg, IL. Former VA Outpatient Clinic

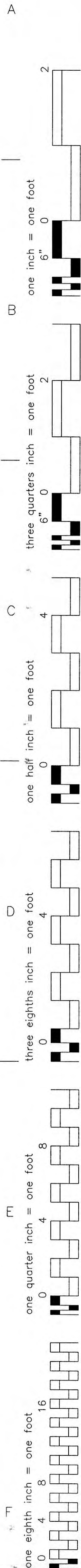
- ****For Sale or Lease**** Price \$1,200,000 **** \$12.00** per sq. ft. (Triple NNN)
- ****Property Class:**** Commercial
- ****Address:**** 310 Home Blvd., Galesburg, IL, USA
- **Parking Area:** 38,150 SF. Asphalt Parking Lot. Vehicle Parking: 80 Vehicles:
- ****Real Estate Taxes:**** \$28,000;00
- ****APN:**** 99-03-301-002
- ****Ownership Type:**** Fee Simple
- ****Lease Type:**** NNN
- ****Square Footage:**** 9,979 sq. ft.
- ****Price per sq. ft.:**** \$12.00
- ****Zoning:**** B-2
- ****Year Built:**** 2015
- ****Stories:**** 1
- ****Lot Size:**** 2.1 Acres
- ****Frontage:**** 200+ facing Carl Sandburg Dr.'
- ****Access:**** Home Blvd. Street
- ****Possession:**** Immediate
- ****Sewer Source:**
- **** City Water Supply**

For Sale or Lease

310 Home Boulevard, Galesburg, Illinois Aerial:



For Sale or Lease



SEE CIVIL/SITE DRAWINGS BY BRUNER, COOPER AND ZUCK, CIVIL ENGINEERS, FOR DETAILED SITE PLAN, GRADING PLAN, DRAINAGE PLAN, EROSION PLAN AND HANDICAP SITE SIGNAGE REQUIREMENTS.
SEE LANDSCAPE PLAN BY MASSIE AND MASSIE & ASSOCIATES, LANDSCAPE ARCHITECTS FOR SITE PLANTING REQUIREMENTS.
SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING DETAILS.
LANDSCAPE DESIGNER TO COORDINATE SITE IRRIGATION REQUIREMENTS TO MEET ALL APPLICABLE MUNICIPAL CODES
SEE ARCHITECTURAL DRAWINGS FOR SITE SIGN, FLAG POLE AND SITE FENCING DETAILS.

ARCHITECTURAL DRAWINGS
A1 - SITE PLAN
A2 - FLOOR PLAN
A3 - REFLECTED CEILING PLAN
A4 - CASEWORK ELEVATIONS
A5 - ROOF PLAN
A6 - ELEVATIONS
A7 - BUILDING SECTIONS
A8 - WALL SECTIONS
A9 - VESTIBULE SECTIONS

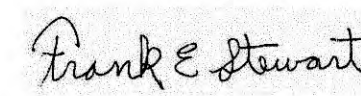
I-1 - INTERIOR FINISH PLAN

S1 - GENERAL NOTES
S2 - FOUNDATION PLAN
S3 - ENLARGED ENTRY PLAN
S4 - FOUNDATION DETAILS
S5 - ROOF FRAMING PLAN
S6 - VESTIBULE PLANS
S7 - VESTIBULE SECTIONS
S8 - STEEL FRAMING DETAILS

E1 - LIGHTING PLAN
E2 - POWER PLAN
E3 - SYSTEMS PLAN

M101 - MECHANICAL PLAN AND SCHEDULES

P1 - UNDERGROUND PLUMBING



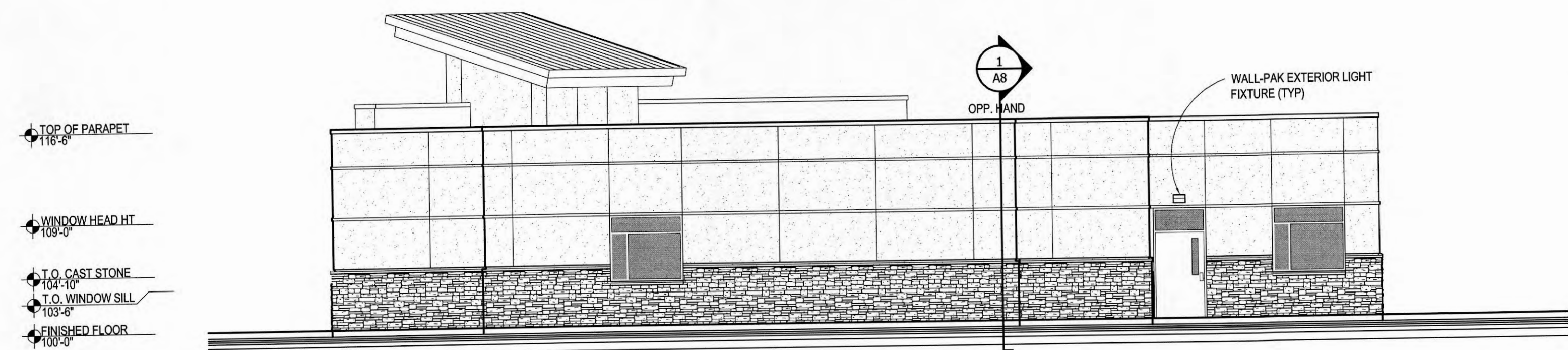
SIGNATURE: _____
NAME: FRANK STEWART _____
DATE: 1-9-13 _____
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
S1 THRU S8



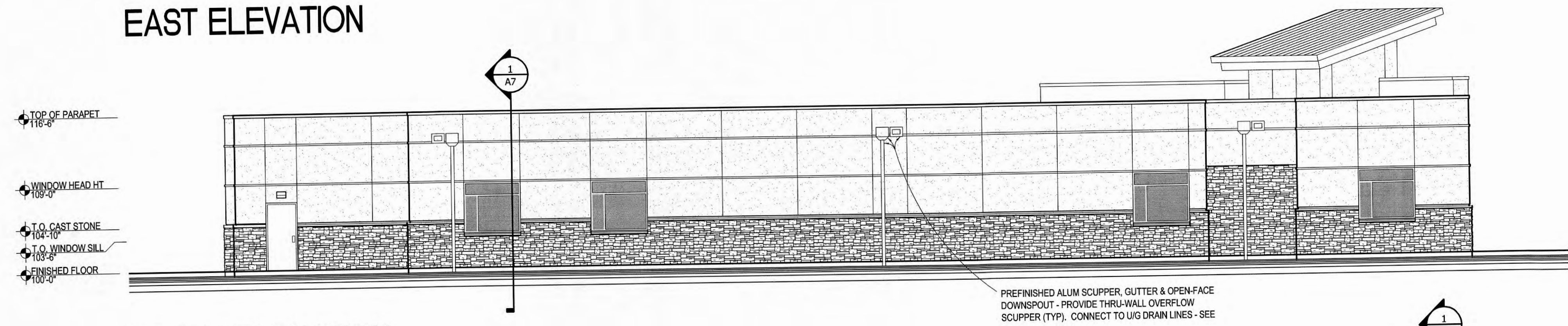
SIGNATURE: _____
NAME: ROBIN P. ANDREWS _____
DATE: 1-9-13 _____
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
A1 THRU A9

VA FORM 08-6231

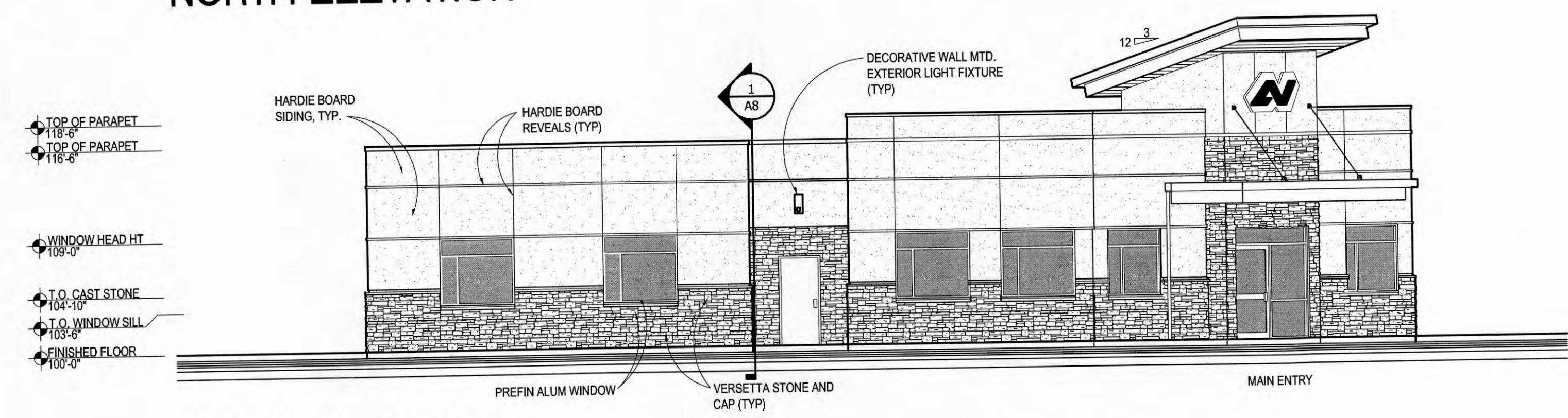
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot



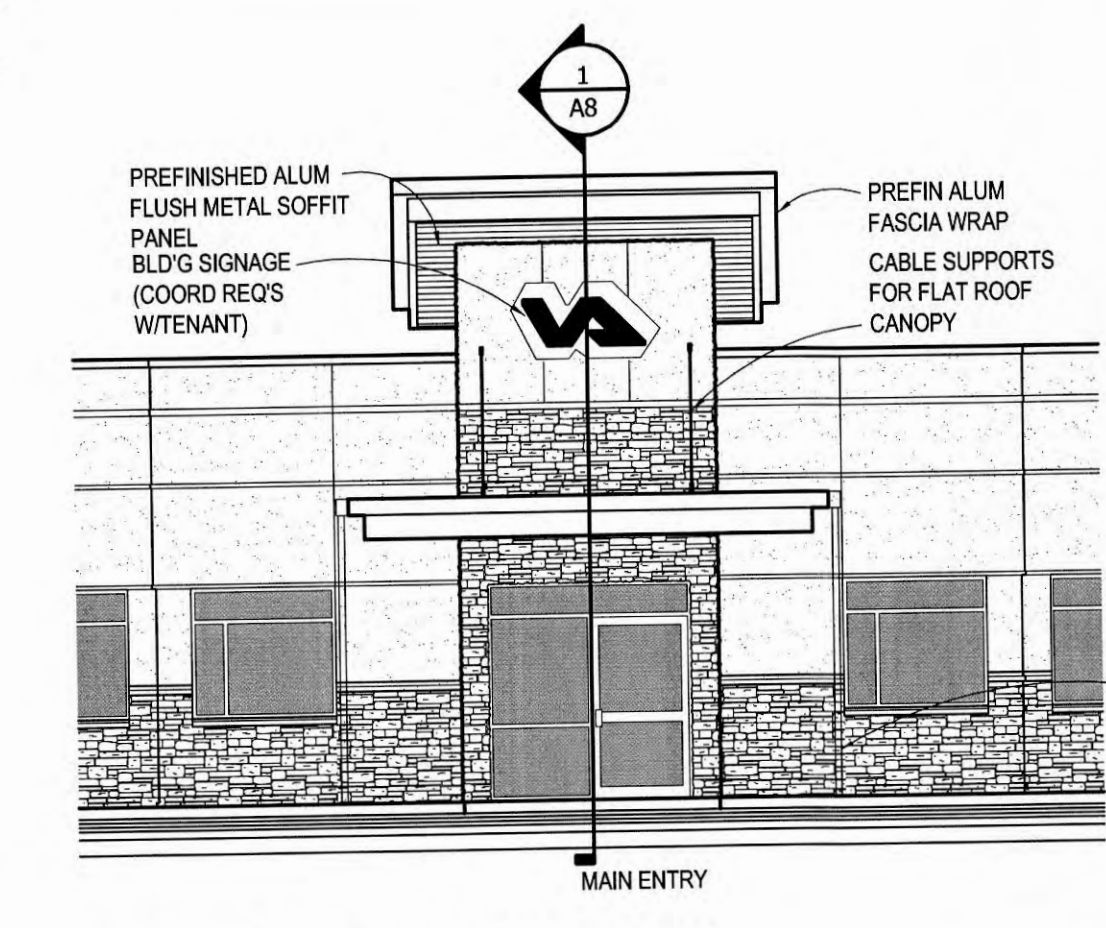
EAST ELEVATION



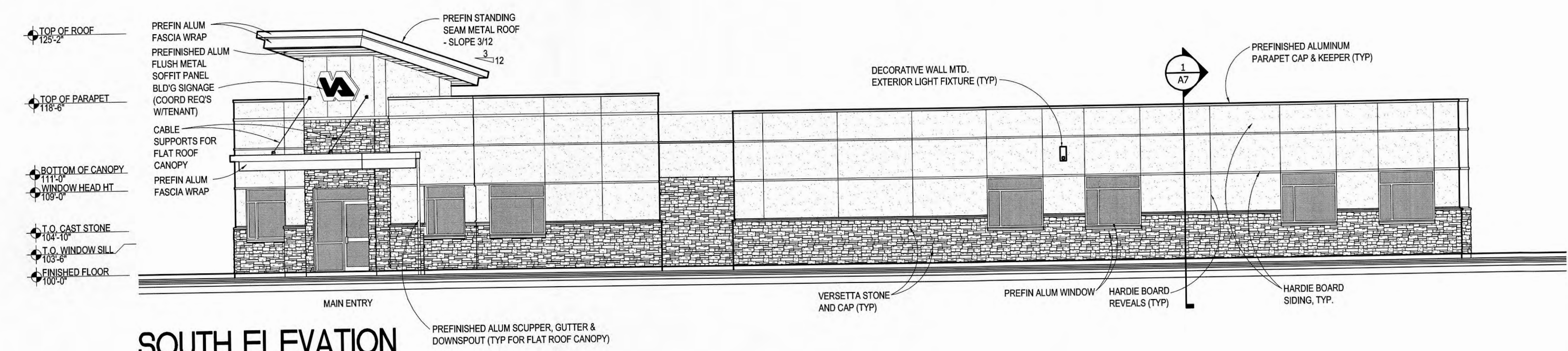
NORTH ELEVATION



WEST ELEVATION



ENTRY ELEVATION



SOUTH ELEVATION

NOTES:
SEE STRUCTURAL DRAWING S2 FOR FOOTING AND FOUNDATIONS.
HARDIE BOARD SIDING:
5/16" HARDIE PANEL VERTICAL SIDING, STUCCO PATTERN
COLOR: COLORPLUS - AS SELECTED
SIDING REVEALS TO BE EXTRUDED ALUM BY EXTREMETRIM.
COLOR AS SELECTED
HORIZONTAL REVEAL: XZH5163
VERTICAL REVEAL: RV516
INTERIOR AND EXTERIOR CORNERS: AS REQUIRED

OFFEROR/DEVELOPER:		ARCHITECT OF RECORD		Drawing Title		Project Title		Project Number		Office of Construction and Facilities Management Department of Veterans Affairs	
 RUSSELL CONSTRUCTION 4600 E. 53RD ST. DAVENPORT, IA 52807 T: 563.459.4600 F: 563.459.4601		Robin P. Andrews, Architect Inc. 12935 Redstone Drive - Huntley, IL 60142 Phone/Fax 847.515.3702 Cell: 847.454.4962		ELEVATIONS 1/8" = 1'-0"		DEPARTMENT OF VETERAN AFFAIRS- GALESBURG CLINIC		RUSSELL NO. 01-12-1019 RLP NO. VA-263-11-RP-0150			
				Approved Project Director		Location GALESBURG, ILLINOIS		Building Number 1			
				Date JANUARY 7, 2013		Checked RAA		Drawn TMC			
Revisions:		Date									

PROJECT TITLE

Russell Construction
VA Clinic
Galesburg, IL

NOTE:

This drawing is for layout and finish reference only. Architectural, Structural, and Electrical trades people shall be referred to by the client for their expertise in these disciplines. Field dimensions and conditions are to be independently verified by such other trades people. This drawing and design is the sole property of Paragon Commercial Interiors, Inc. and shall not be issued to other than the trades people assigned to this project. This property is not to be sold, published, displayed or duplicated without specific authorization and written consent of Paragon Commercial Interiors, Inc.

PROJECT NUMBER

79227

ISSUE DATE

10.30.12

11.9.12

11.20.12

• BY

• REB

• REB

• REB

SHEET TITLE

Finish Plan

SHEET NUMBER

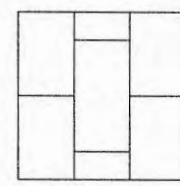
1 of 1

FINISH SPECIFICATIONS

NOVEMBER 9, 2012

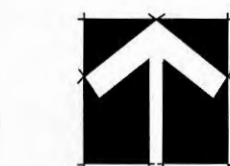
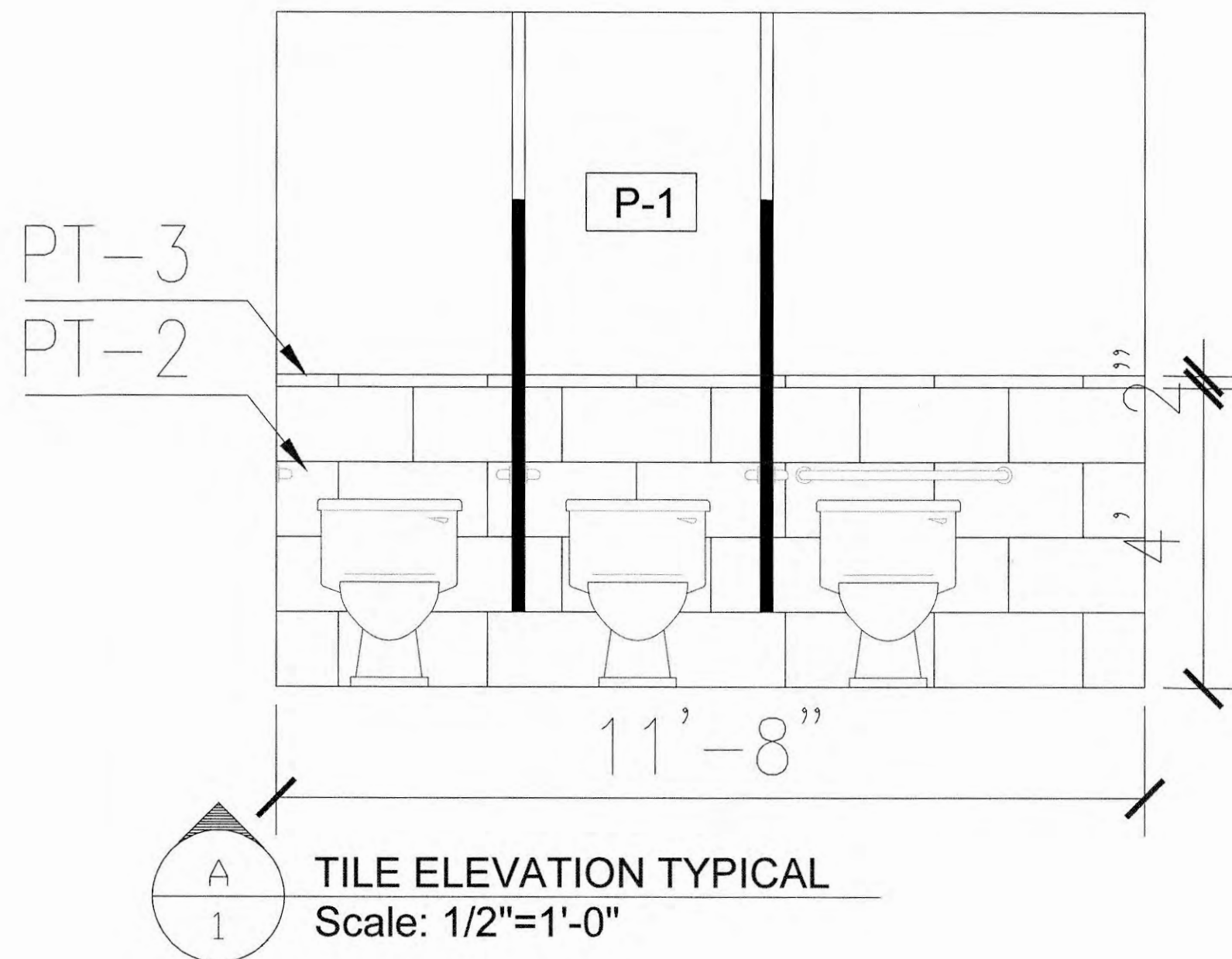
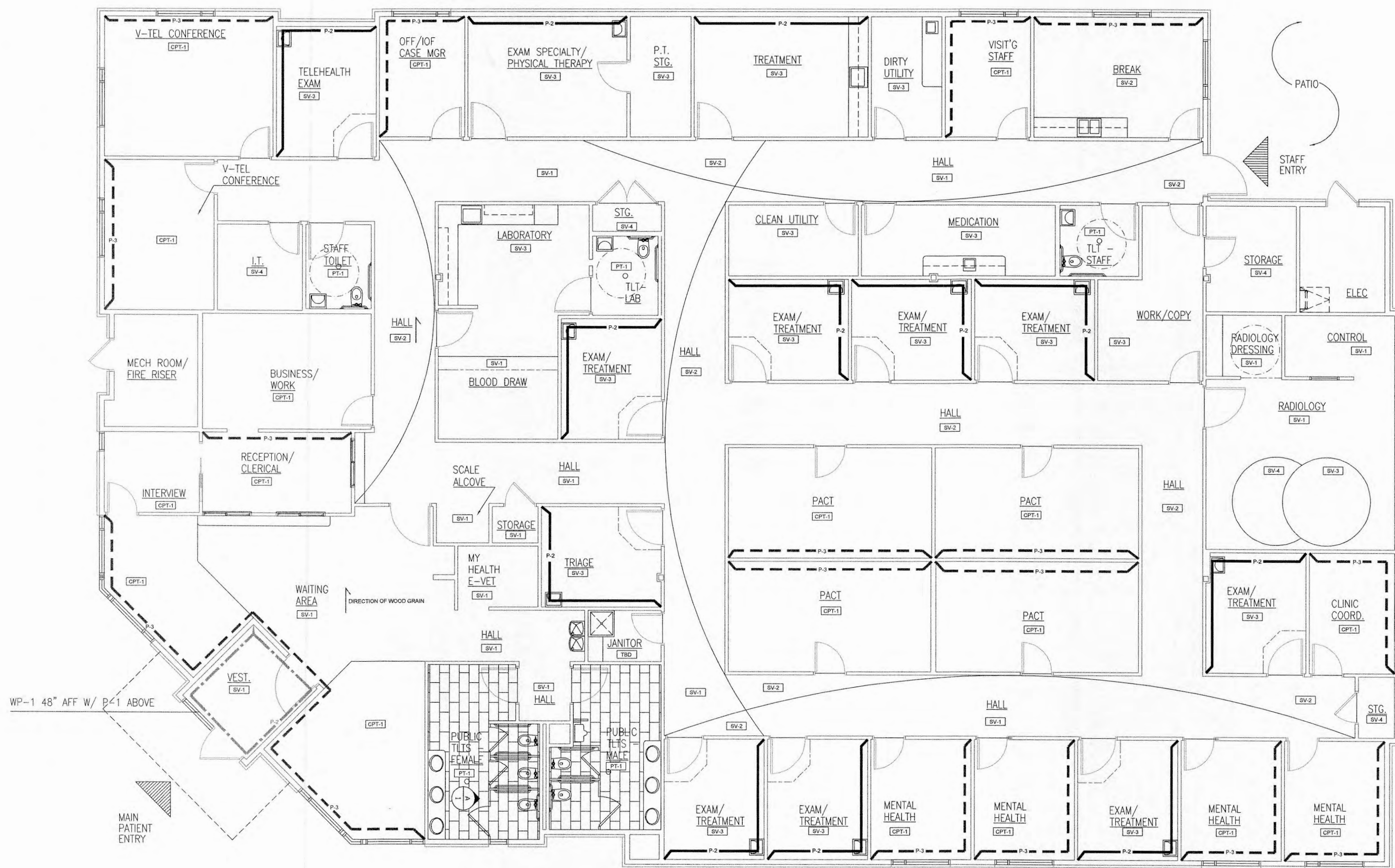
MATERIAL	SCHEDULE #	MANUFACTURER	MFR.#/COLOR	REMARKS
CARPET	CPT-1	PATCRAFT	STUDIO, BURLAP BAG/26475,00798 - 24"X24"	ASHLAR INSTALLATION
SHEET VINYL	SV-1	ARMSTRONG	REJUVENATIONS-TIMBERLINE WALNUT GROVE, PRAIRIE/37346	4" FLASH COVE BASE - WELD ROD #W0466 AT SEAMS
SHEET VINYL	SV-2	ARMSTRONG	REJUVENATIONS-TIMBERLINE WALNUT GROVE, NELLIE/37344	4" FLASH COVE BASE - WELD ROD #W0926 AT SEAMS
SHEET VINYL	SV-3	ARMSTRONG	MEDINTONE, NATURAL/H8312	4" FLASH COVE BASE - WELD ROD #WM312 AT SEAMS
SHEET VINYL	SV-4	ARMSTRONG	MEDINTONE, NATURAL TONE/H8313	4" FLASH COVE BASE - WELD ROD #WM313 AT SEAMS
VINYL BASE	VB-1	JOHNSONITE	167, FUDGE	4" COVED BASE
PORCELAIN TILE	PT-1	RBC/CASA DOLCE CASA	VELVET, TAUPE NATURALE/730028 12"X24"	FLOOR TILE, SEE PLAN FOR INSTALLATION
PORCELAIN TILE	PT-2	RBC/CASA DOLCE CASA	VELVET, TAUPE SOFT/730018 12"X24"	WALL TILE - 48" AFF ENTIRE ROOM, SEE ELEVATION TYPICAL
BULLNOSE TILE	PT-3	RBC/CASA DOLCE CASA	VELVET, TAUPE SOFT/733721 2"X24"	BULLNOSE TILE ABOVE WALL TILE 48" AFF
GROUT	GR-1	LATICRETE	35, MOCHA	1/8" LINE
MAIN PAINT	P-1	SHERWIN WILLIAMS	MUSLIN, SW6133	EGGSHELL, EVERYWHERE NOT NOTED
ACCENT PAINT	P-2	SHERWIN WILLIAMS	HOMBURG GRAY, SW7622	EGGSHELL
ACCENT PAINT	P-3	SHERWIN WILLIAMS	YEARLING, SW7725	EGGSHELL
TRIM PAINT	P-4	SHERWIN WILLIAMS	SABLE, SW6083	SEMI-GLOSS
WALL PROTECT.	WP-1	C/S ACROVYN	920, ALMOND	ENTIRE VESTIBULE ONLY - 48" AFF
DOOR LAMINATE	DOOR	GRAHAM	PLAIN SLICED WHITE BIRCH, WALNUT/400-0511	ALL INTERIORS DOORS
LAMINATE	PLAM-1	WILSONART	WALNUT HEIGHTS, 7965K-12	VERTICAL SURFACES
SOLID SURFACE*	SS-1	SAMSUNG	STARON, ASPEN BROWN/AB632	ALL COUNTERTOPS & TRANSACTION COUNTER

LEGEND

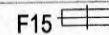


PT-1

- **NOTES:
1) WELD RODS COLOR TO MATCH EACH SHEET VINYL
2) *OPT 2 - COUNTERTOPS WILSONART ANTIQUE TOPAZ,4863K-07



LIGHTING FIXTURE SCHEDULE



KOEHLER

2716 W. CENTRAL PARK AVE.
DAVENPORT, IA 52804
PH:563-386-1800 FX:563-386-1804
WWW.JWKOEHLE.COM



RUSSELL
CONSTRUCTION

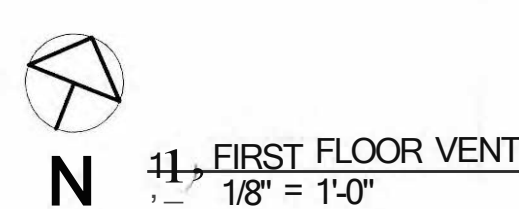
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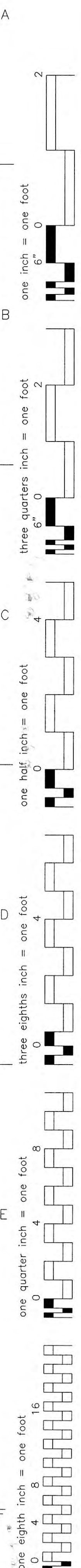
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Cell: 847.454.4962



Department of
Veterans Affairs





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