

FOR LEASE

**12 Wolf Creek Drive
Swansea, Illinois 62226**



For information contact:

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3318 N. ILLINOIS, SWANSEA, IL 62226
CHOOSEKG.COM

Professional Medical/Office Space

- 4,430 SF Available
- Well Maintained Building
- Professionally Managed
- Great visibility along Hwy 159
- Average Daily Traffic Count: 20,400+
- 5 minutes from St. Clair County Court House
- Downtown St. Louis less than 20 minutes
- **Lease Rate: \$15.00 PSF plus NNN \$7.40 PSF**



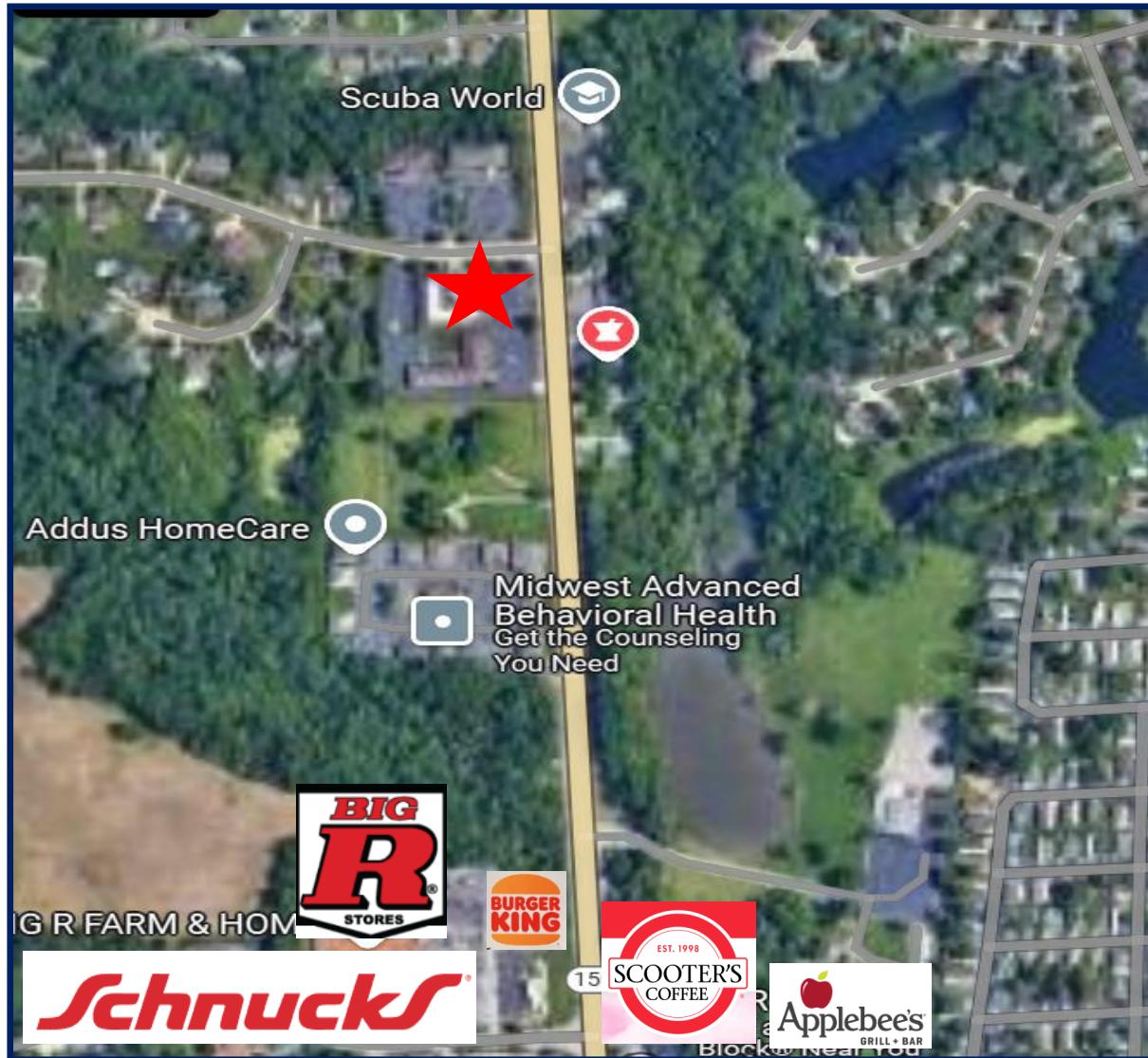
Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

MAP

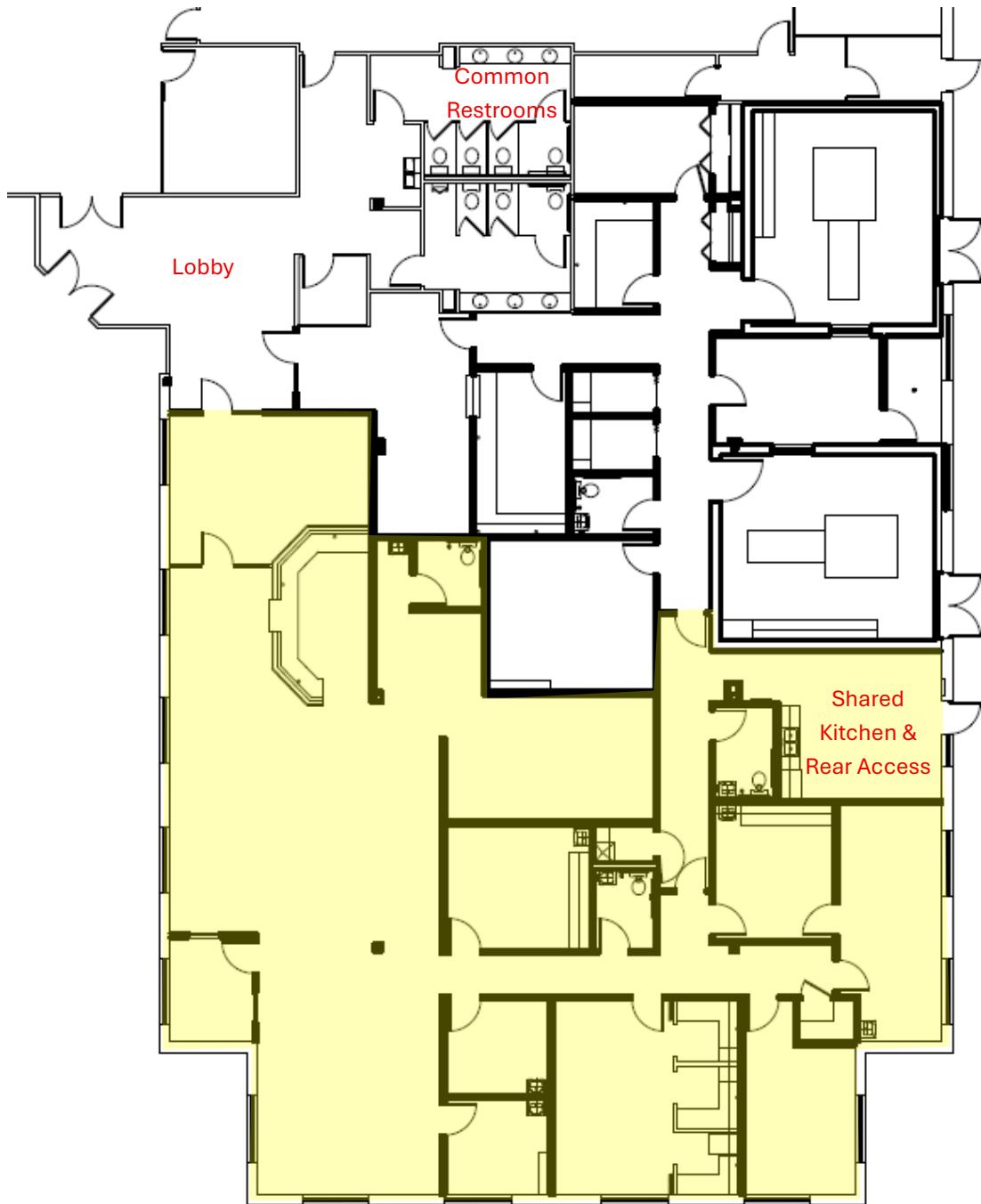
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12 Wolf Creek
Suite 200
Swansea, IL 62226

4,430 SF
(shaded in yellow)