

FOR LEASE

100-120 Executive Dr.
Highland, IL 62249



WAREHOUSE SPACE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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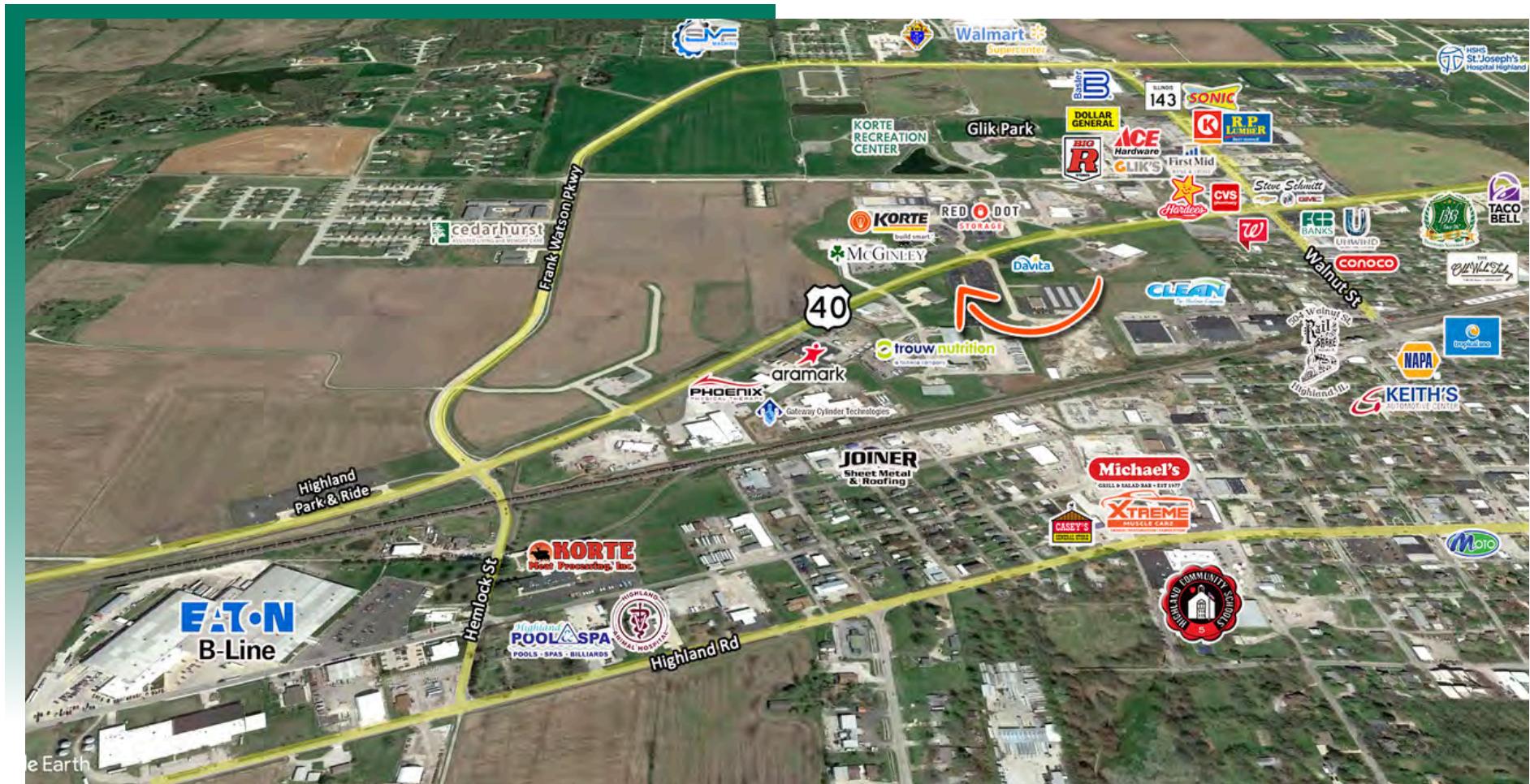
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

100-120 Executive Dr. Highland, IL 62249

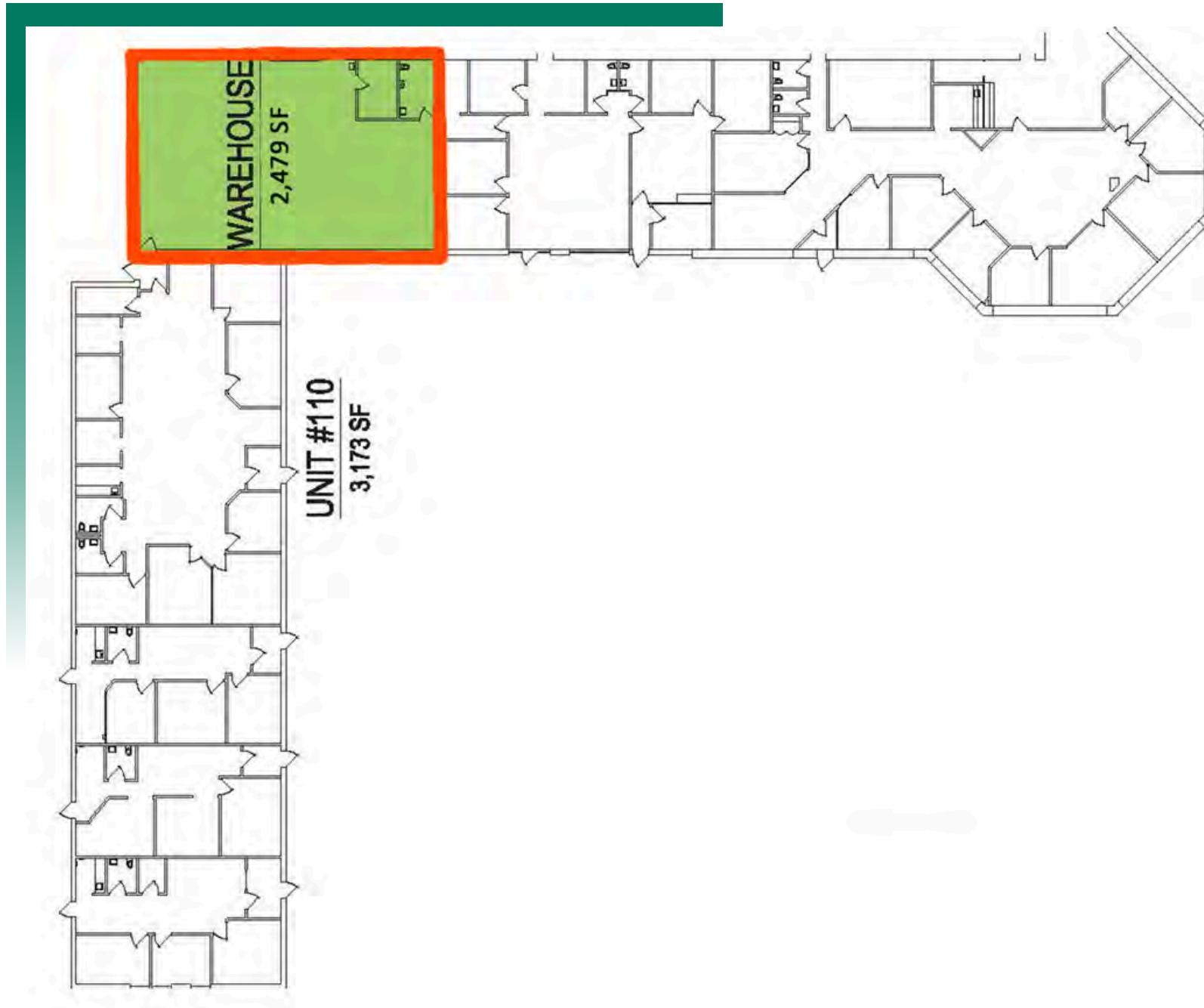


LOCATION OVERVIEW

Highly visible business park located right of of Highway 40 near the entrance of Highland.

FLOOR PLAN

100-120 Executive Dr. Highland, IL 62249



*Not to scale

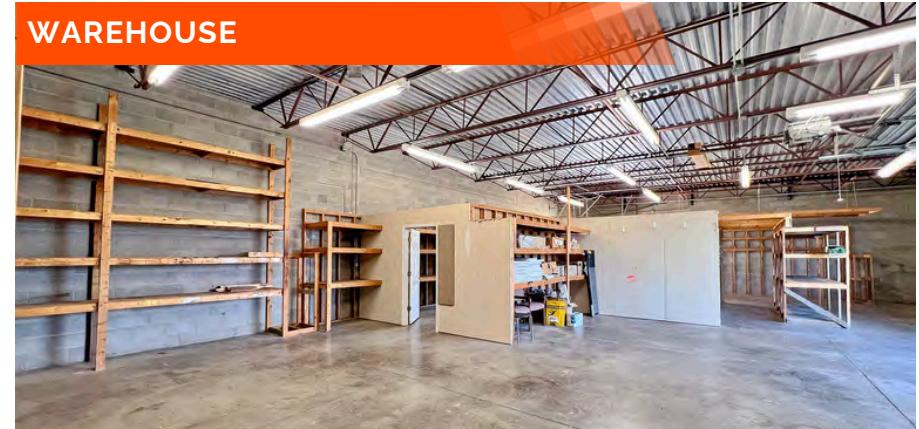
PROPERTY PHOTOS

100-120 Executive Dr. Highland, IL 62249

WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE EXTERIOR DOORS



WAREHOUSE



WAREHOUSE PROPERTY SUMMARY

110 EXECUTIVE DRIVE

LISTING # 2881

LOCATION DETAILS:

Parcel # 15,455

County: IL - Madison

Zoning: I



PROPERTY OVERVIEW:

Building SF: 16,299

Usable Sqft: 2,479

Min Divisible SF: 2,479

Signage: Building, Monument

Lot Size: 2.27 Acres

Frontage: 245

Depth: 309

Parking Spaces: 94

Parking Surface Type: Asphalt

LEASE INFORMATION:

Lease Rate: \$6.00

Lease Type: NNN

NNN Expenses: \$5.20

FINANCIAL INFORMATION:

Taxes: \$31,030.92

Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 4,500

Property Description

2,479 SF warehouse (heat only) with an 8 x 8 OHD (truck height) and a 10 x 10 drive-in door. 12' clear height. The warehouse office has a through-the-wall heater/AC. All internal walls can be removed. As-Is pricing. TI negotiable. Professional on-site management.

STRUCTURAL DATA:

Year Built: 1990

Building Class: B

Ceilings: 10' - 12'

Construction Type: Brick

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