

27,000 SF Building for Sale with Space for Lease

615 North Main St., O'Fallon, IL 62269



BARBERMURPHY

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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.

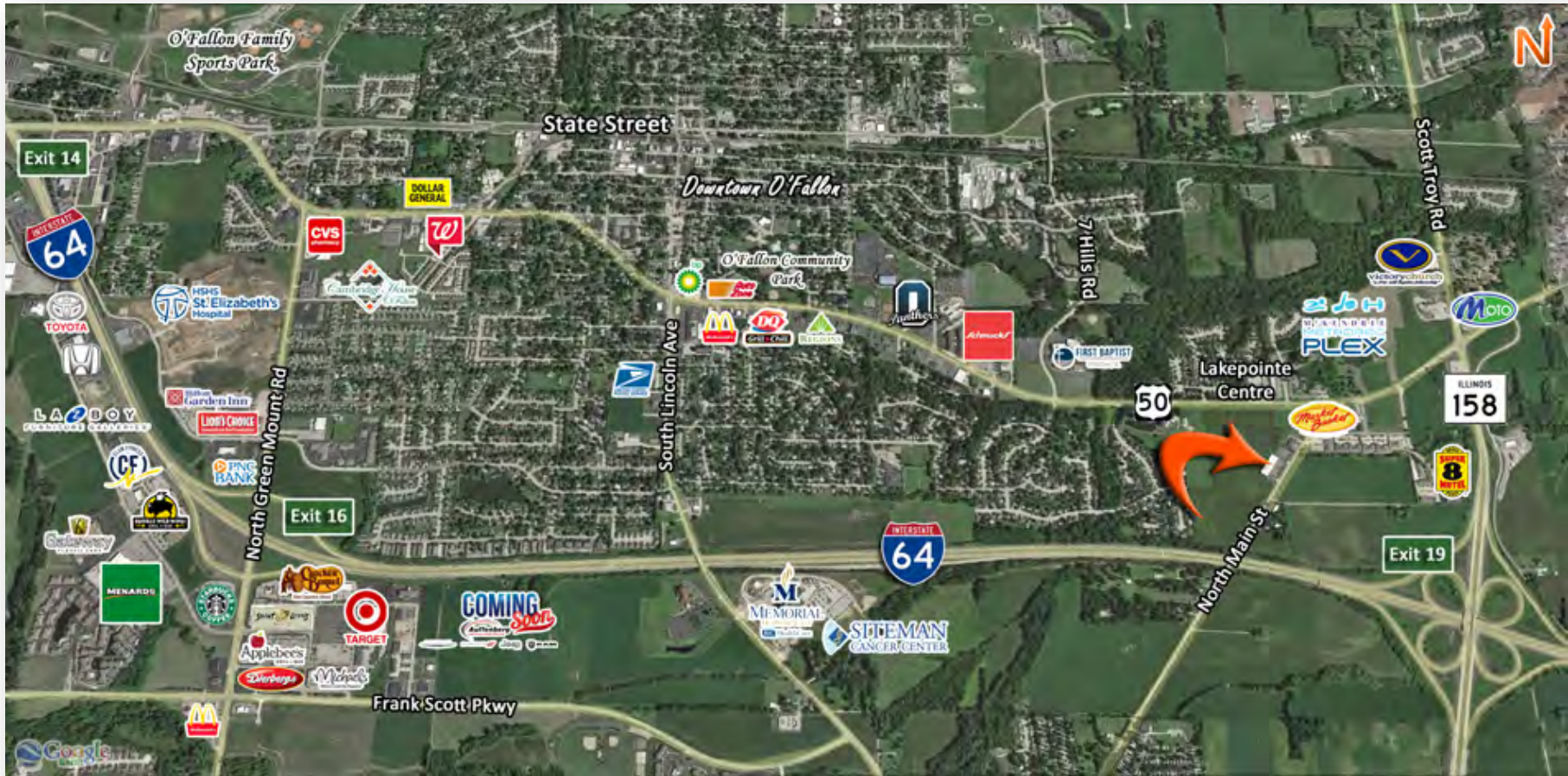


Property Summary

27,000 SF Building for Sale with 10,000 SF for Lease
Steel Building, Sprinkled with 20' Ceiling Height
535' of Frontage on North Main Street
Convenient Access to I-64 at Exit 19
Sale Leaseback Opportunity

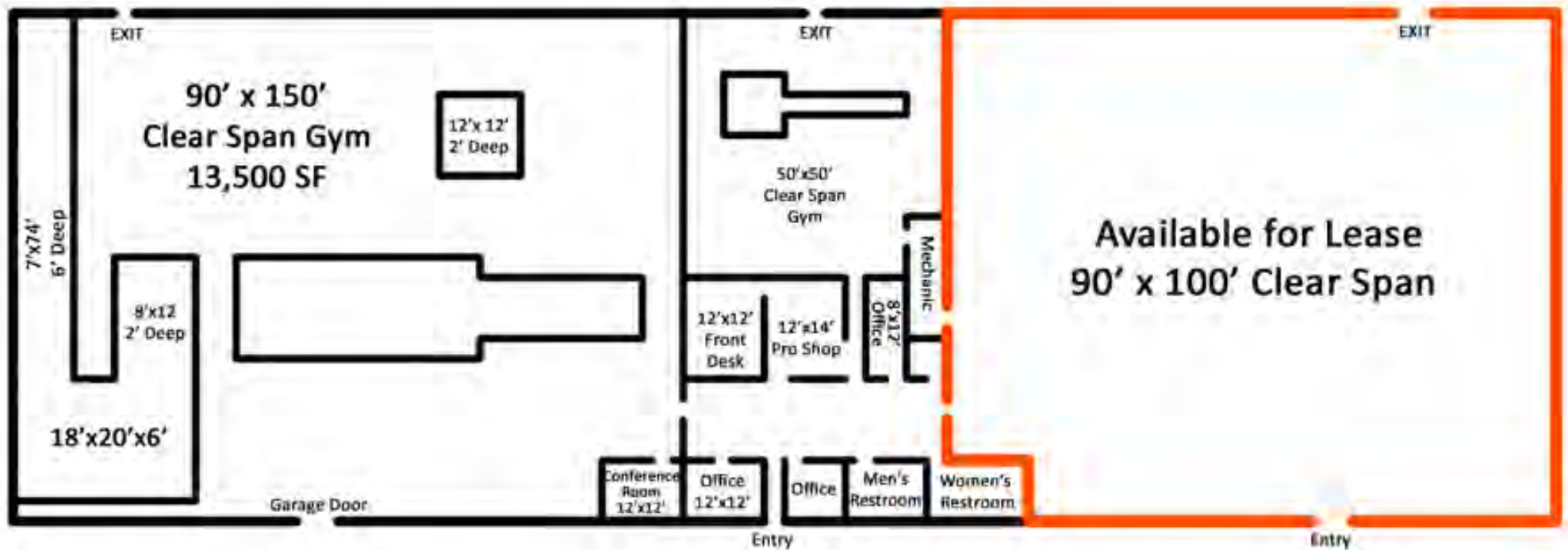
SALE PRICE: \$2,000,000

LEASE RATE: \$10.00 per SF, Gross



AERIAL VIEW

FLOOR PLAN

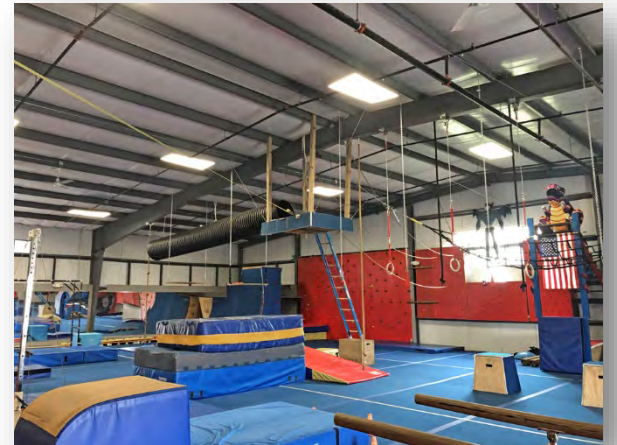


27,000 SF Sprinkled, Steel Building for Sale with 10,000 SF for Lease.

Suite 1 consists of 13,500 SF Clear Span Gym and a separate 2,500 SF Open Space. Male/Female Restrooms, Private Offices and 1 Private Restroom. Currently Utilized by Midwest Twisters for Gymnastics.

Suite 2 available for Lease. Space was previously used for Gymnastics. Includes 90' x 100' Clear Span Gym, 1,000 SF of Common Area and shared Male/Female Restrooms.

IMAGES



DEMOGRAPHICS

1 Mile		3 Mile		5 Mile	
Population 4,806	HH Income \$95,434	Population 35,753	HH Income \$72,638	Population 84,259	HH Income \$69,021
Businesses 109	Employees 1,404	Businesses 1,191	Employees 16,942	Businesses 2,770	Employees 38,420

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Listing No: 2242

Specialty

615 North Main Street
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: \$2,000,000
Sale Price/SF: \$74.07
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$10.00
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Suite 2 has 10,000 SF For Lease. Previously used for gymnastics. Includes 90' x 100' Clear Span Gym and 1,000 SF Common Area with Male/Female Restrooms.

Comments

Sale-Lease Back - Midwest Twisters is not closing.
27,000 SF Sprinkled Steel Building with 10,000 SF for Lease. Suite 1 has 13,500 SF Clear Span Gym and a separate 2,500 SF Open Space. Male/Female Restrooms, Private Offices and 1 Private Restroom.

Total SF Available: 27,000 SF
Min Divisible SF: 10,000 SF

SQUARE FOOT INFO:

Building Total: 27,000 SF
Total Available: 27,000 SF
Direct Lease: 10,000 SF
Sublease: 0 SF
Office: 10,000 SF
Retail: 0 SF
Min Divisible: 10,000 SF
Max Contiguous: 27,000 SF

LAND MEASUREMENTS:

Acres: 2.97
Frontage: 525 FT
Depth: 250 FT

PROPERTY INFORMATION:

Parcel No:	04-33.0-115-001/002, 04-33.0-209-007	TIF:	No	Parking:	120
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-1	Survey:	No	Traffic Count:	5,050
Zoning By:	City of O'Fallon	Environmental:	No	Property Tax:	\$49,962.00
Complex:		Archaeological:	No	Tax Year:	2018
Prior Use:	Gym				

STRUCTURAL DATA:

Year Built:	2006	Clearance Min:	8'	Exterior:	Steel
Rehab Year:		Clearance Max:	20'	Bay Spacing:	9,000
Floors:	1	Floor Drains:	Yes	Sprinklers:	Yes
Class:	C				

Listing Broker(s)

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