

10 Crossroads Court, Alton, IL 62002

3,500 SF Office / Warehouse Space For Lease



- ◆ 3,500 SF Unit with approximately 1,630 SF of Warehousing Space
- ◆ 10x10 Overhead Door
- ◆ Located in an office park near accountant, medical, legal offices and hotels
- ◆ Move In Ready

Lease Rate: \$5.75 per SF, NNN

BARBERMurphy
GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Blvd.
Shiloh, IL 62269
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Individual Memberships
CCIM
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SIOR
Society of
Industrial
and Office
REALTORS

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.



3,500 SF

IMAGING CENTER
STATE OF THE ART DIAGNOSTIC SERVICES

AMS
Alton MultiSpecialists

College Avenue

Homer Adams Parkway

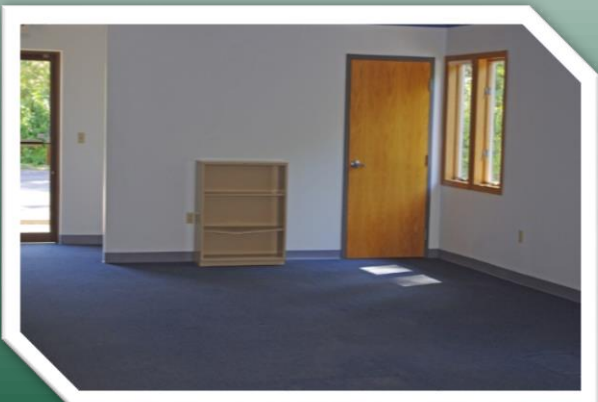
Crossroads Court

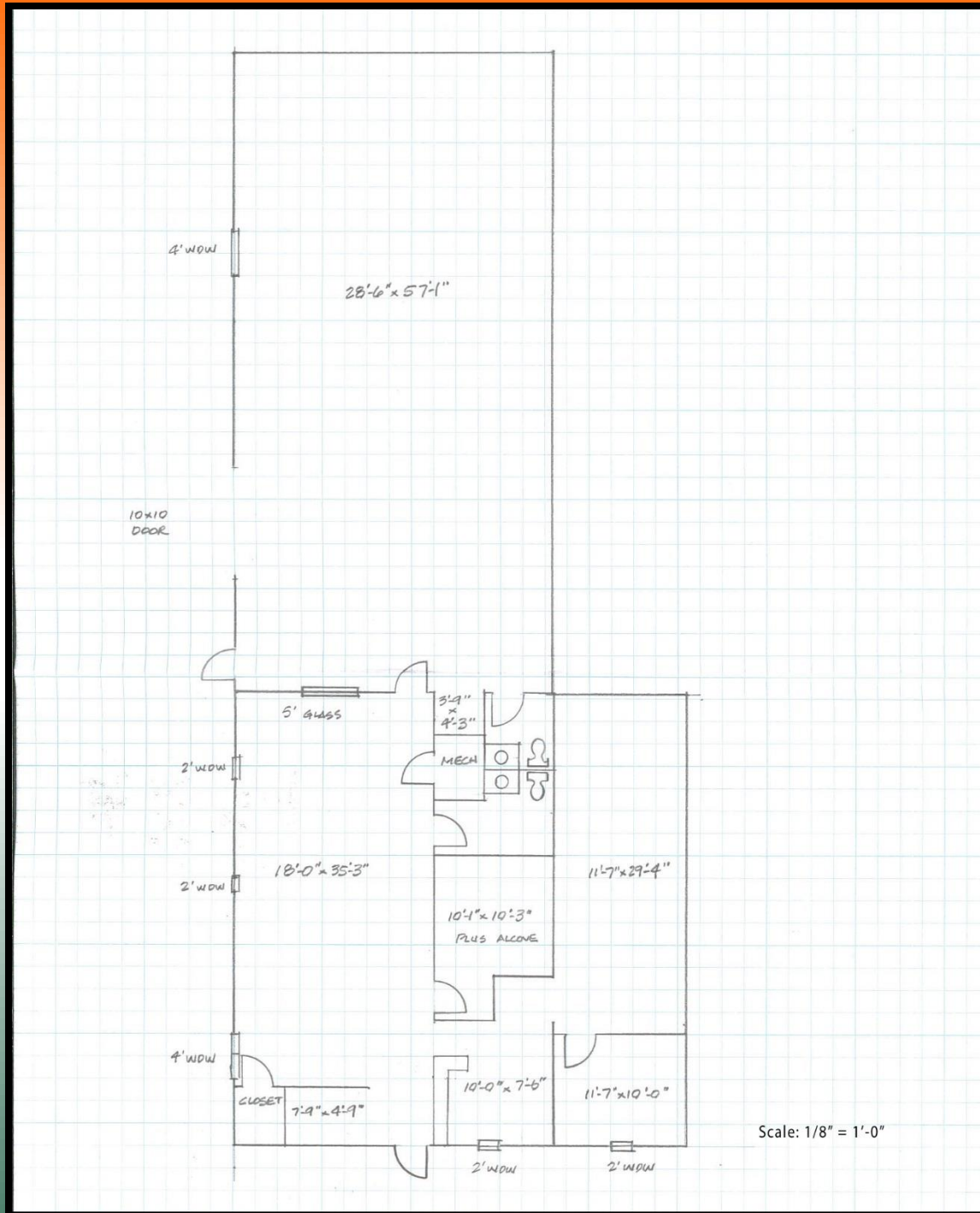
Mid-America
Credit Union

Comfort
INN & SUITES

Holiday Inn

Google earth





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1173 Fortune Boulevard, Shiloh, IL 62269 Office (618) 277-4400 Fax (618)277-4407

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Office 5,841 SF

10 Crossroads Court
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Alton, IL 62002

SALE INFORMATION

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

LEASE INFORMATION

For Lease: Yes

Lease Rate: \$5.75

Lease Type: NNN

Net Charges:

CAM Charges:

Term:



SQUARE FEET AVAILABLE

Building Total: 5,841 SF

Total Available: 3,500 SF

Direct Lease: 3,500 SF

Sublease: 0 SF

Office: 1,870 SF

Warehouse: 1,630 SF

Max Contiguous: 3,500 SF

Min Divisible: 3,500 SF

Leasing Comments:

Comments

Professional, newer construction building located in office park with other tenants being 2 hotels, accountants, medical and legal. 3,500 SF unit with approximately 1,630 SF of warehousing space with overhead door and heating. Remaining space is professional office finish with reception area, multiple offices and open space. Move in ready. Building frontage available subject to further negotiations.

PROPERTY INFORMATION

File No: 1475

Parcel No: 23-2-08-08-09-101-060

Complex:

County: Madison

Zoning: C-2 General Commercial

Zoning By: City of Alton

Frontage: 336 FT

Year Built: 1995

Class: B

Sprinklers:

Parking: 24

Property Tax: \$16,874

TIF: No

Acres:

Depth: 140 FT

Rehab Year:

Floors: 1

Ceiling Height:

Traffic Count: 15,900 ADT

Tax Year: 2014

Enterprise Zone:

Listing Broker(s)

Cathy Hamilton

Office: (618) 277-4400

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Cell: (618) 980-2284