

FOR SALE OR LEASE

3 Bronze Pointe, Swansea Office/Medical Building Site

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- For Sale or Build To Suit Opportunity
- Office/Medical Use in Professionally Managed Business Park
- One of the only fully developed pads in the area
- Landscaping, curbing, striped parking in place
- Parcel # 08-04.0-206-040
- Located off Hwy 159 just south of Frank Scott Pkwy.
- Lot will support a 7,800 SF newly constructed bldg.
- **Sales Price: \$261,800**
- **BTS Lease Rate: \$18.00 PSF, Gross Lease**
- **Call Broker to discuss various options to own/lease**

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

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784 WALL STREET, SUITE 100A

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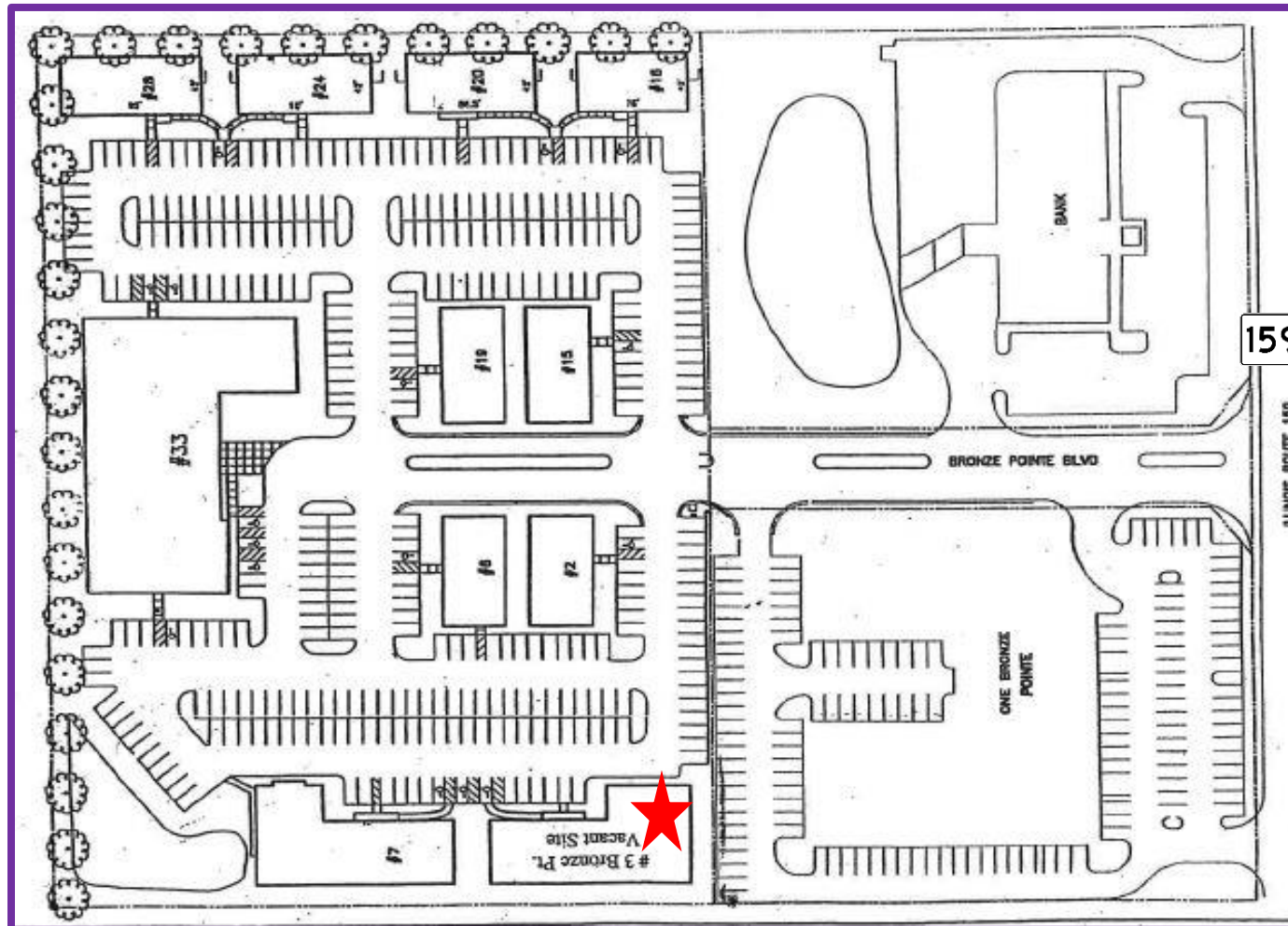
Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

Site Plan



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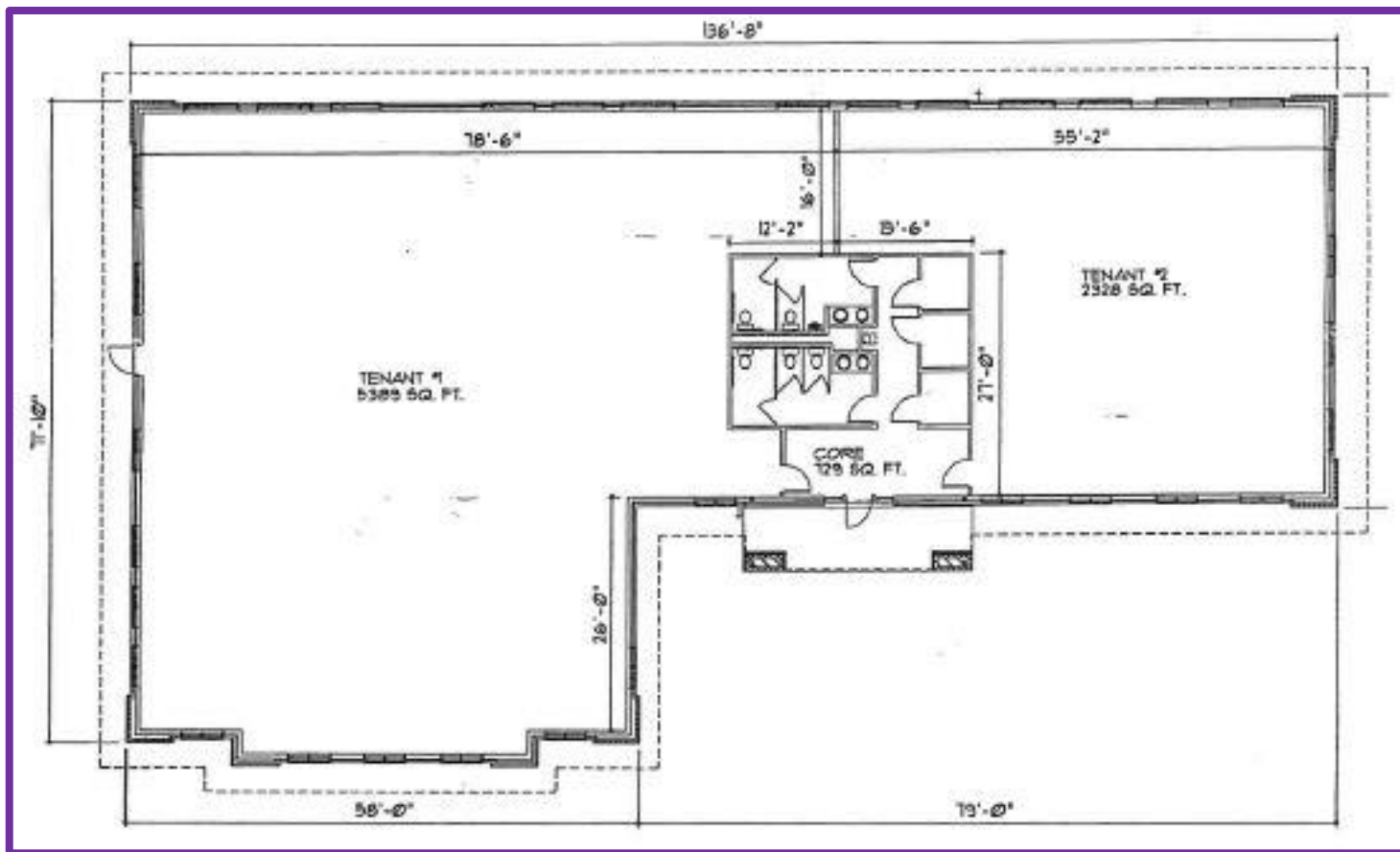
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Layout Option



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COMMERCIAL BUILDING INFORMATION

Building Name:	Proposed Professional Office Building		
Address:	3 Bronze Pointe		
City:	Swansea	State:	IL
		Zip:	62226
		County:	Saint Clair
Building Size:	7,700 +/- SF		
Site Information:	Pad ready, retention complete, All utilities in place		
Year Built:	New Construction	Number of Floors:	One
Ceiling Height:	9' - 10'	Elevators:	No
		Sprinklers:	No
Parking Spaces:	50 Parking Spaces		
Zoning:	PB-Planned Business	By:	Village of Swansea
Sale Price:	\$261,800		
Lease/Sub-Lease Rate:	\$18.00 PSF, Gross Lease		
Lease Rate Includes:	Tenant pays Utilities & Janitorial		
	Landlord pays Taxes, Insurance & Common Area Maintenance		
Comments:	2 Miles from I-64 Exit 12, Great exposure along Hwy 159. Located off Hwy 159, Close to I-64 Professional Business Park		

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