

**FOR SALE OR LEASE**

# 1 Bronze Pointe Swansea, Illinois 62226

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## Professional Office Building

- 1,866 SF – 8,612 SF Available For Lease
- Owner/ User Opportunity
- Parking for 114 Vehicles
- Excellent exposure from Hwy 159
- 2 miles from I-64 & Exit 12
- Monument Signage along Hwy 159
- **Lease Rate: \$15.50 PSF, Gross Lease**
- **Sale Price: \$1,000,000.00**

EXPERIENCE... DEDICATION... RESULTS

For information contact:

**DAVE KUNKEL**  
Broker

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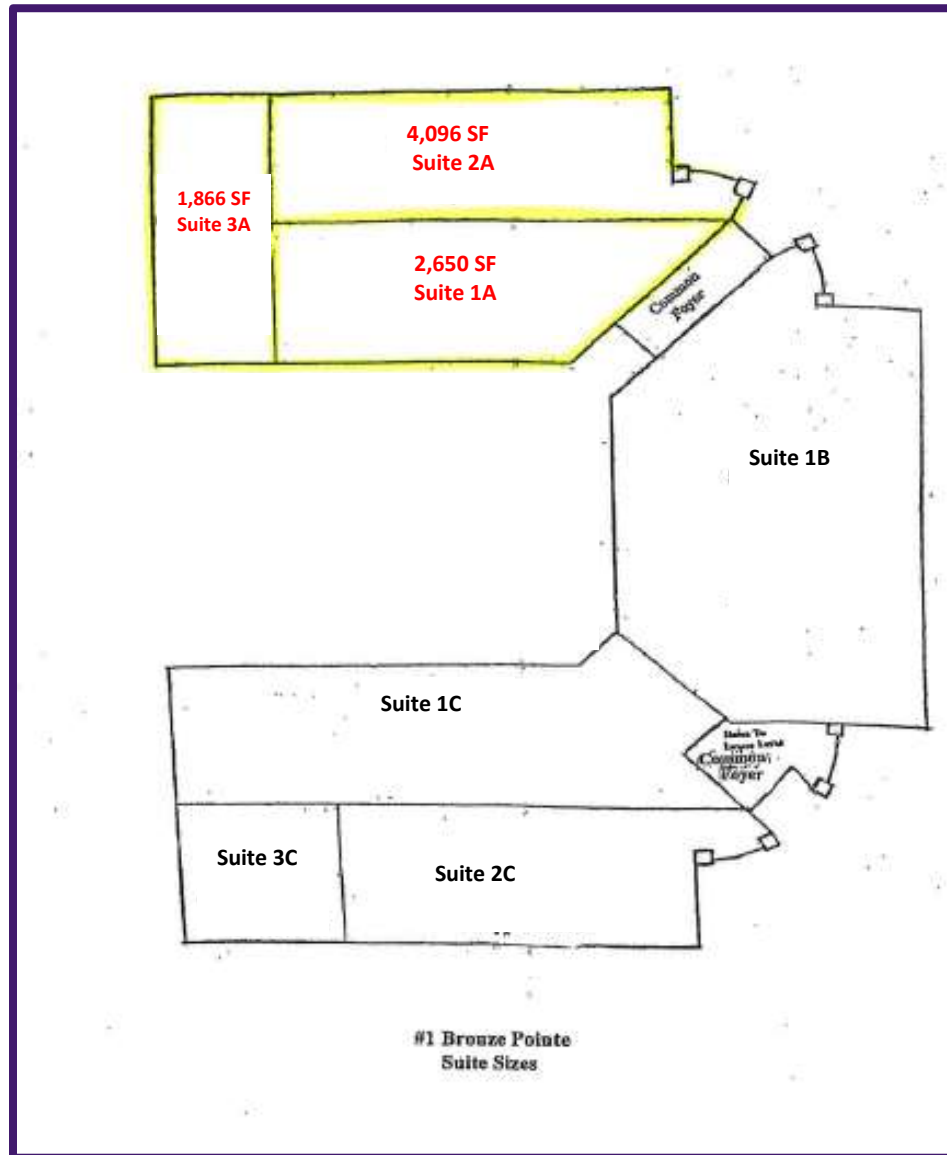


*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.*

# FLOOR PLANS

# 1 Bronze Pointe Swansea, Illinois 62226

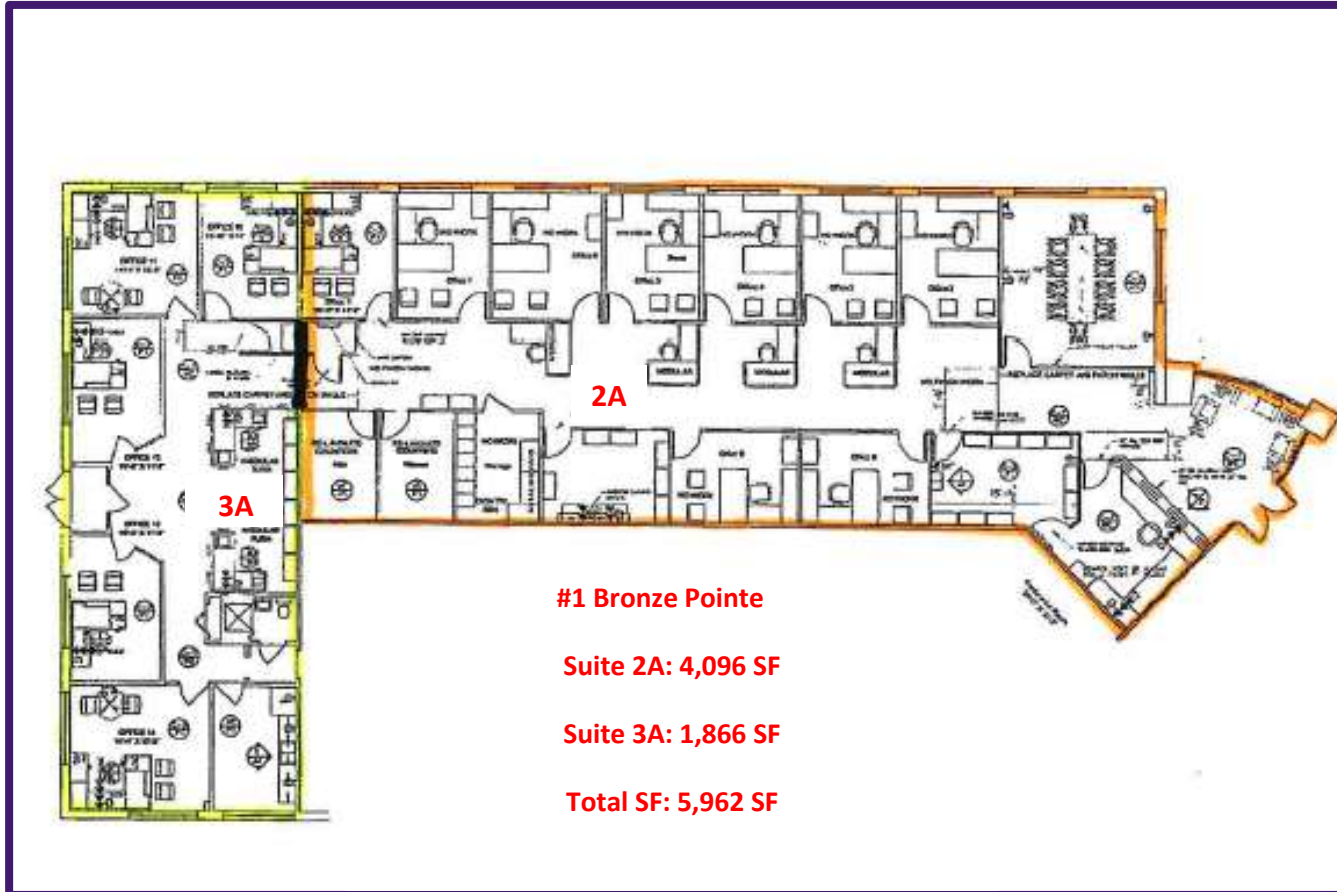
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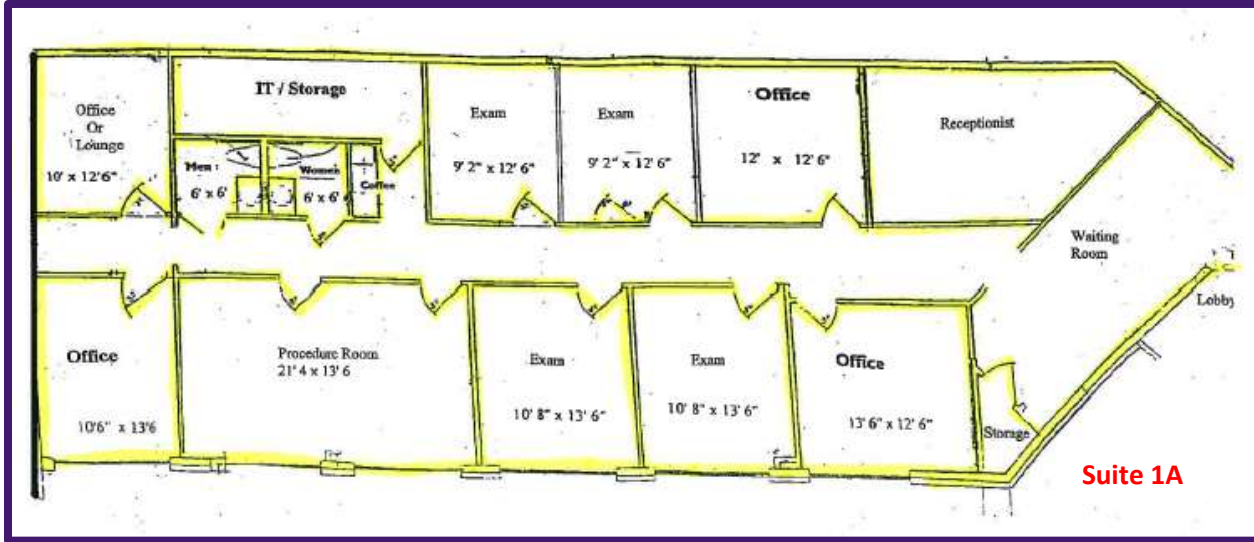


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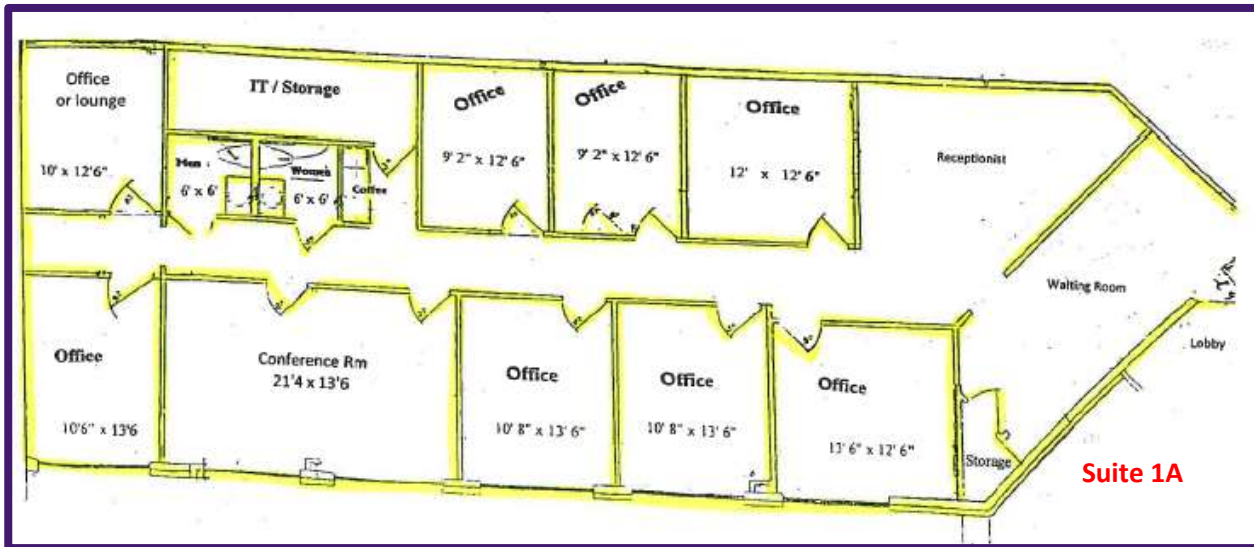


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**Medical Floor Plan Option:  
Suite 1A  
2,650 Square Feet**



**Office Floor Plan Option:  
Suite 1A  
2,650 Square Feet**



## COMMERCIAL BUILDING INFORMATION

**Building Name:** Professional Office Building

**Address:** 1 Bronze Pointe

**City:** Swansea **State:** IL **Zip:** 62226 **County:** Saint Clair

**Building Size:** Offering is for Suite 1A, 2A & 3A Totaling 8,612 SF

**Total SF Available Now:** 1,866 SF - 8,612 SF

**Year Built:** 1990 **Number of Floors:** One

**Ceiling Height:** 12' Main Level **Elevators:** No **Sprinklers:** No

**Overhead Doors:** N/A

**Parking Spaces:** 114 Surface Parking Spaces

**Zoning:** PB-Planned Business **By:** Village of Swansea

**Permanent Parcel #:** 08-04-0-207-043

**Taxes (Year):** 2016/ \$15,454.30

**Sale Price:** \$1,000,000 for Suites 1A, 2A & 3A

**Lease/Sub-Lease Rate:** \$15.50 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.  
Pylon signage on 159  
Professional Business Park

### KUNKEL COMMERCIAL GROUP

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