

2,688 SF Industrial Office for Lease

411 Broadway Ave, South Roxana, Illinois 62087
Madison County

James Leopold - CCIM, SIOR

Phone: 618-581-1702

Email: jamesl@barbermurphy.com

Steve Zuber - CCIM, SIOR

Phone: 314-409-7283

Email: steve@barbermurphy.com



Property Description

Industrial Office Space

2,688 SF Newly Renovated Class B Office Space for Lease. 4 Offices and a Large Conference/Meeting Room, Kitchenette and Male/Female Restrooms. Situated on a 1/2 Acre Fenced Lot and located in an Enterprise Zone.

*an additional 2,200 SF is available across the street at 410 Broadway Ave.

Lease Rate: \$2,750 per Month, NNN

Basic Details

Listing No:	2406
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office, Office - General Office
Building Size (Sqft):	2,688 Sqft.
Lot Size (Acres):	0.50 Acre(s)
Lease Rate:	\$2,750.00 Per Month
Lease Type:	NNN

Square Foot Information

Building Total Sqft:	2,688 Sqft.
Direct Lease:	2,688 Sqft.
Office:	2,688 Sqft.
Min Divisible Sqft:	2,688 Sqft.
Max Contiguous Sqft:	2,688 Sqft.

Property Information

Parcel No:	18-2-14-02-00-000-012
Zoning:	Industrial
Zoning By:	Madison County
Enterprise Zone:	Yes
Parking:	5/1,000
Parking Surface Type:	Rocked
Property Tax:	\$2,468
Tax Year:	2019

Structural Data

Year Built:	1997
Rehab Year:	2017
Class:	B
Clearance Min:	9 ft
Clearance Max:	9 ft
Exterior:	Metal
Floors:	1