

## 2,050 SF Professional Office Building for Lease

3001 Godfrey Rd, Godfrey, Illinois 62035  
Madison County

**John L. Eichenlaub**

Phone: 618-570-8344

Email: [johne@barbermurphy.com](mailto:johne@barbermurphy.com)



### Basic Details

|                       |                                 |
|-----------------------|---------------------------------|
| Listing No:           | 2479                            |
| Sale Or Lease:        | For Lease                       |
| Property Type(s):     | Office, Office - General Office |
| Building Size (Sqft): | 2,050 Sqft.                     |
| Total Sqft Available: | 2,050 Sqft.                     |
| Lease Rate:           | \$15.00 Per Sqft                |
| Lease Type:           | Gross                           |

### Address

|                |         |
|----------------|---------|
| Country:       | US      |
| State:         | IL      |
| County:        | Madison |
| City:          | Godfrey |
| Zipcode:       | 62035   |
| Street Number: | 3001    |
| Street:        | Godfrey |
| Street Suffix: | Rd      |

### Square Foot Information

|                      |             |
|----------------------|-------------|
| Building Total Sqft: | 2,050 Sqft. |
| Direct Lease:        | 2,050 Sqft. |
| Office:              | 2,050 Sqft. |
| Min Divisible Sqft:  | 2,050 Sqft. |
| Max Contiguous Sqft: | 2,050 Sqft. |

### Property Information

|                       |                               |
|-----------------------|-------------------------------|
| Parcel No:            | 24-2-01-35-14-301-030-01<br>C |
| Zoning:               | B-2                           |
| Zoning By:            | Godfrey                       |
| Prior Use:            | Stock Broker                  |
| Parking:              | Common Area                   |
| Parking Surface Type: | Asphalt                       |
| Traffic Count:        | 22,000                        |

## Structural Data

|                |       |
|----------------|-------|
| Clearance Min: | 9 ft  |
| Clearance Max: | 9 ft  |
| Exterior:      | Brick |
| Floors:        | 1     |