

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 1,000 SF Suite Available

4211-4215 S State Route 159, Glen Carbon, Illinois 62034  
Madison County

**Collin Fischer - SIOR, CCIM**

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### Basic Details

Listing No:	2451
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail
Building Size (Sqft):	19,200 Sqft.
Total Sqft Available:	1,000 Sqft.
Lease Rate:	\$17.00 Per Sqft
Lease Type:	NNN
Net Charges:	7.50

### Address

Country:	US
State:	IL
County:	Madison
City:	Glen Carbon
Zipcode:	62034
Street Number:	4211-4215
Street:	S State Route 159

### Square Foot Information

Building Total Sqft:	19,200 Sqft.
Total Sqft Available:	1,000 Sqft.
Direct Lease:	1,000 Sqft.
Min Divisible Sqft:	1,000 Sqft.
Max Contiguous Sqft:	1,000 Sqft.

### Property Information

Parcel No:	14-2-15-26-01-105-065-06 6
Zoning:	General Commercial
Zoning By:	Glen Carbon
Complex:	159 Parkway
Parking:	97 - Shared
Parking Surface Type:	Asphalt
Tax Year:	2024
Traffic Count:	28,000

### Structural Data

### Land Measurements

Year Built: 2005  
Class: B  
Floors: 2

Acres: 1.32 Acre(s)  
Frontage: 225 ft  
Depth: 275 ft

## Transportation

Interstate: IL-159, I-270