

## 900 SF Office/Retail Space Available

4517 State Route 159, Glen Carbon, Illinois 62034  
Madison County

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### Basic Details

|                       |   |
|-----------------------|---|
| Listing No:           | 2188                                    |
| Sale Or Lease:        | For Lease                               |
| Property Type(s):     | Office, Office - General Office, Retail |
| Building Size (Sqft): | 7,200 Sqft.                             |
| Total Sqft Available: | 900 Sqft.                               |
| Lease Rate:           | \$18.00 Per Sqft                        |
| Lease Type:           | Gross                                   |
| Lease Term:           | Negotiable                              |
| Leasing Comments:     | Improvements Negotiable                 |

### Address

|                |                 |
|----------------|-----------------|
| Country:       | US              |
| State:         | IL              |
| County:        | Madison         |
| City:          | Glen Carbon     |
| Zipcode:       | 62034           |
| Street Number: | 4517            |
| Street:        | State Route 159 |

### Square Foot Information

|                      |             |
|----------------------|-------------|
| Building Total Sqft: | 7,200 Sqft. |
| Direct Lease:        | 900 Sqft.   |
| Office:              | 900 Sqft.   |
| Retail:              | 900 Sqft.   |
| Min Divisible Sqft:  | 900 Sqft.   |
| Max Contiguous Sqft: | 900 Sqft.   |

### Property Information

|                       |                       |
|-----------------------|-----------------------|
| Parcel No:            | 14-1-15-35-01-102-011 |
| Zoning:               | General Commercial    |
| Zoning By:            | Glen Carbon           |
| Parking:              | 40                    |
| Parking Surface Type: | Asphalt               |
| Property Tax:         | \$22,644              |
| Tax Year:             | 2023                  |
| Traffic Count:        | 22,300                |

## Structural Data

|                |       |
|----------------|-------|
| Year Built:    | 2005  |
| Class:         | B     |
| Clearance Min: | 10 ft |
| Clearance Max: | 10 ft |
| Exterior:      | Brick |
| Floors:        | 1     |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 0.80 Acre(s) |
| Frontage: | 360 ft       |
| Depth:    | 95 ft        |

## Transportation

|             |                 |
|-------------|-----------------|
| Interstate: | I-270 (Exit 12) |
|-------------|-----------------|