



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

## Medical/Office Space Available

9 Junction Dr, Glen Carbon, Illinois 62034  
Madison County

### Cathy Hamilton

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### Basic Details

Listing No:	1306
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	8,432 Sqft.
Total Sqft Available:	950 Sqft.
Lease Rate:	\$1,250, Per Month
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	Madison
City:	Glen Carbon
Zipcode:	62034
Street Number:	9
Street:	Junction
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	8,432 Sqft.
Total Sqft Available:	950 Sqft.
Direct Lease:	950 Sqft.
Office:	950 Sqft.
Min Divisible Sqft:	950 Sqft.
Max Contiguous Sqft:	950 Sqft.

### Property Information

Parcel No:	14-2-15-23-03-303-006.00
	1
Zoning:	CG
Zoning By:	Village of Glen Carbon
Complex:	Glen Centre Office Complex
Prior Use:	Office
Parking:	Shared Lot
Parking Surface Type:	Asphalt
Property Tax:	\$10,996
Traffic Count:	4,200

### Structural Data

Year Built:	1989
Class:	C
Roof:	Shingle
Exterior:	Brick

### Utility Information

Water Provider:	Village of Glen Carbon
Water Provider Location:	At Building
Sewer Provider:	Village of Glen Carbon
Sewer Provider Location:	At Building
Gas Provider:	Ameren
Electric Provider:	Ameren

### Land Measurements

Acres:	0.55 Acre(s)
Frontage:	345 ft
Depth:	102 ft