

## 2,168 SF Office/Retail Space for Lease

3908 Maryville Rd, Granite City, Illinois 62040  
Madison County

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### Basic Details

|                       |   |
|-----------------------|---|
| Listing No:           | 2281  |
| Sale Or Lease:        | For Lease   |
| Property Type(s):     | Office, Office - General<br>Office, Office - Medical,<br>Retail |
| Building Size (Sqft): | 5,250 Sqft.   |
| Total Sqft Available: | 2,168 Sqft.   |
| Lease Rate:           | \$11.00 Per Sqft  |
| Lease Type:           | NNN   |
| Lease Term:           | Negotiable  |
| Net Charges:          | \$3.50  |

### Address

|                |              |
|----------------|--------------|
| Country:       | US           |
| State:         | IL           |
| County:        | Madison      |
| City:          | Granite City |
| Zipcode:       | 62040        |
| Street Number: | 3908         |
| Street:        | Maryville    |
| Street Suffix: | Rd           |

### Square Foot Information

|                      |             |
|----------------------|-------------|
| Building Total Sqft: | 5,250 Sqft. |
| Direct Lease:        | 2,168 Sqft. |
| Office:              | 2,168 Sqft. |
| Retail:              | 2,168 Sqft. |
| Min Divisible Sqft:  | 2,168 Sqft. |

### Property Information

|                          |                               |
|--------------------------|-------------------------------|
| Parcel No:               | 22-2-20-09-07-201-034/03<br>5 |
| Zoning:                  | C-6                           |
| Zoning By:               | Granite City                  |
| Parking:                 | 20                            |
| Parking Surface<br>Type: | Asphalt                       |
| Property Tax:            | \$10,130.20                   |
| Tax Year:                | 2021                          |

Traffic Count:

8,000

## Structural Data

|             |       |
|-------------|-------|
| Year Built: | 2004  |
| Exterior:   | Brick |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 0.55 Acre(s) |
| Frontage: | 200 ft       |
| Depth:    | 126 ft       |