

Town Centre II- Space for Lease - Finish to Suit

635-653 Edwardsville Road, Troy, Illinois 62294
Madison County

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Basic Details

Listing No:	2676
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	14,405 Sqft.
Lot Size (Acres):	2.50 Acre(s)
Total Sqft Available:	4,620 Sqft.
Lease Rate:	\$14.00/SF, NNN
Lease Type:	NNN
Net Charges:	4.50

Square Foot Information

Building Total Sqft:	14,405 Sqft.
Direct Lease:	4,620 Sqft.
Retail:	4,620 Sqft.
Warehouse:	4,620 Sqft.
Min Divisible Sqft:	1,540 Sqft.
Max Contiguous Sqft:	4,620 Sqft.

Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	635-653
Street:	Edwardsville Road

Property Information

Parcel No:	09-2-22-05-00-000-019/02 0
Zoning:	C-3
Zoning By:	Troy
Complex:	Troy Town Centre
Survey:	Yes
Parking:	7; 1,000
Parking Surface Type:	Concrete
Property Tax:	\$36,948

Tax Year:	2022
Traffic Count:	14,000

Structural Data

Year Built:	2020
Class:	B
Clearance Min:	9 ft
Clearance Max:	10 ft
Exterior:	Brick
Floors:	1

Land Measurements

Acres:	2.50 Acre(s)
Frontage:	300 ft
Depth:	280 ft