

## 4,693 SF High Visibility Office/Retail Space

2021 Goose Lake Rd, Sauget, Illinois 62206  
St. Clair County

**Tony Smallmon**

Phone: 618-407-4240

Email: [tonys@barbermurphy.com](mailto:tonys@barbermurphy.com)

**Steve Zuber - SIOR, CCIM**

Phone: 314-409-7283

Email: [steve@barbermurphy.com](mailto:steve@barbermurphy.com)



### Basic Details

Listing No:	2779
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	11,472 Sqft.
Lot Size (Acres):	2.72 Acre(s)
Total Sqft Available:	4,693 Sqft.
Lease Rate:	\$16.00 Per Sqft
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Sauget
Zipcode:	62206
Street Number:	2021
Street:	Goose Lake
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	11,472 Sqft.
Total Sqft Available:	4,693 Sqft.
Direct Lease:	4,693 Sqft.
Office:	4,693 Sqft.
Retail:	4,693 Sqft.
Min Divisible Sqft:	4,693 Sqft.
Max Contiguous Sqft:	4,691 Sqft.

### Facility Information

Heating:	Yes
Cooling:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	07-06-0-403-005
Zoning:	CG
Zoning By:	St. Clair County
Parking:	Shared
Property Tax:	\$70,988.14
Tax Year:	2022
Traffic Count:	45,000
Topography:	Flat

## Land Measurements

Acres:	2.72 Acre(s)
--------	--------------

## Structural Data

Year Built:	2015
Class:	B
Clearance Max:	10 ft
Exterior:	Combination

## Transportation

Interstate:	255
Airport:	STL Downtown Airport