



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

## 1,100 SF Suite for Lease

2 Professional Park Drive, Maryville, Illinois 62062  
Madison County

**Collin Fischer - SIOR, CCIM**

Phone: 618-420-2376

Email: collinf@barbermurphy.com



### Basic Details

|                       |                                 |
|-----------------------|---------------------------------|
| Listing No:           | 2250                            |
| Sale Or Lease:        | For Lease                       |
| Property Type(s):     | Office, Office - General Office |
| Building Size (Sqft): | 4,950 Sqft.                     |
| Total Sqft Available: | 1,100 Sqft.                     |
| Lease Rate:           | \$13.75 Per Sqft                |
| Lease Type:           | NNN                             |
| Net Charges:          | \$5.00                          |

### Address

|                |                   |
|----------------|-------------------|
| Country:       | US                |
| State:         | IL                |
| County:        | Madison           |
| City:          | Maryville         |
| Zipcode:       | 62062             |
| Street Number: | 2                 |
| Street:        | Professional Park |
| Street Suffix: | Drive             |

### Square Foot Information

|                      |             |
|----------------------|-------------|
| Building Total Sqft: | 4,950 Sqft. |
| Direct Lease:        | 1,100 Sqft. |
| Min Divisible Sqft:  | 1,100 Sqft. |
| Max Contiguous Sqft: | 1,100 Sqft. |

### Property Information

|                       |                               |
|-----------------------|-------------------------------|
| Parcel No:            | 13-2-21-02-04-401-036-03<br>7 |
| Zoning:               | B-2 Maryville                 |
| Zoning By:            | Madison                       |
| Complex:              | Good                          |
| Parking:              | 20                            |
| Parking Surface Type: | Concrete                      |
| Property Tax:         | \$15,409                      |
| Tax Year:             | 2022                          |
| Traffic Count:        | 18,000                        |

## Structural Data

|                |       |
|----------------|-------|
| Year Built:    | 2004  |
| Class:         | B     |
| Clearance Max: | 9 ft  |
| Exterior:      | Brick |
| Floors:        | 1     |

## Transportation

|             |        |
|-------------|--------|
| Interstate: | IL-159 |
|-------------|--------|

## Land Measurements

|                        |              |
|------------------------|--------------|
| Total Acres Available: | 0.46 Acre(s) |
| Frontage:              | 95 ft        |
| Depth:                 | 210 ft       |