

## Class A Office Space for Sub-Lease

2246 South State Street, Glen Carbon, Illinois 62034  
Madison County

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### Basic Details

Listing No:	1941
Sale Or Lease:	For Lease
Property Type(s):	Office - General Office
Building Size (Sqft):	25,320 Sqft.
Lot Size (Acres):	1.34 Acre(s)
Total Sqft Available:	5,430 Sqft.
Min Acres Available:	1.34 Acre(s)
Max Acres Available:	1.34 Acre(s)
Lease Rate:	\$22.00 Per Sqft
Lease Type:	Full Service

### Address

Country:	US
State:	IL
County:	Madison
City:	Glen Carbon
Zipcode:	62034
Street Number:	2246
Street:	South State
Street Suffix:	Street

### Square Foot Information

Building Total Sqft:	25,320 Sqft.
Total Sqft Available:	5,430 Sqft.
Office:	5,430 Sqft.
Min Divisible Sqft:	2,302 Sqft.
Max Contiguous Sqft:	5,430 Sqft.

### Property Information

Parcel No:	14-2-15-21-04-406-003
Zoning:	CG
Zoning By:	Glen Carbon
Parking:	100
Parking Surface Type:	Asphalt
Traffic Count:	17,200

## Structural Data

Year Built:	2003
Class:	A

## Land Measurements

Total Acres Available:	1.34 Acre(s)
Min Divisible Acres:	1.34 Acre(s)
Acres:	1.34 Acre(s)
Frontage:	185 in
Depth:	313 in

## Transportation

Interstate:	I-270
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