

8,134 SF Auto Dealership Building Available for Lease

1710 Vaughn Rd, Wood River, Illinois 62095
Madison County

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Basic Details

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|-----------------------|----------------------|
| Listing No: | 3017 |
| Sale Or Lease: | For Lease |
| Property Type(s): | Industrial |
| Building Size (Sqft): | 8,134 Sqft. |
| Lot Size (Acres): | 1.17 Acre(s) |
| Lease Rate: | \$5,500.00 Per Month |
| Lease Type: | NNN |

Address

| | |
|----------------|------------|
| Country: | US |
| State: | IL |
| County: | Madison |
| City: | Wood River |
| Zipcode: | 62095 |
| Street Number: | 1710 |
| Street: | Vaughn |
| Street Suffix: | Rd |

Square Foot Information

| | |
|-----------------------|-------------|
| Building Total Sqft: | 8,134 Sqft. |
| Total Sqft Available: | 8,134 Sqft. |
| Direct Lease: | 8,134 Sqft. |
| Office: | 4,150 Sqft. |
| Retail: | 3,984 Sqft. |

Property Information

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|-----------------------|-----------------------|
| Parcel No: | 19-2-08-23-18-301-005 |
| Zoning: | B-2 |
| Prior Use: | Auto Shop |
| Enterprise Zone: | Yes |
| Parking Surface Type: | Asphalt |
| Tax Year: | 2024 |
| Traffic Count: | 11,000 |
| Topography: | Flat |

Structural Data

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|----------------|--------------|
| Year Built: | 1986 |
| Class: | C |
| Clearance Min: | 8 ft |
| Clearance Max: | 16 ft |
| Roof: | Metal |
| Exterior: | Block, Metal |

Land Measurements

| | |
|-----------|--------------|
| Acres: | 1.17 Acre(s) |
| Frontage: | 300 ft |
| Depth: | 169 ft |