



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

Medical Office Space for Lease

4273 S State Route 159, Edwardsville, Illinois 62025
Madison County

Collin Fischer - SIOR, CCIM

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Basic Details

Listing No:	3027
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	8,000 Sqft.
Lot Size (Acres):	0.72 Acre(s)
Total Sqft Available:	8,000 Sqft.
Lease Rate:	\$15-\$17/SF
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	4273
Street:	S State Route 159

Square Foot Information

Building Total Sqft:	8,000 Sqft.
Min Divisible Sqft:	4,000 Sqft.
Max Contiguous Sqft:	8,000 Sqft.

Property Information

Parcel No:	14-1-15-26-01-105-028
Zoning:	B-2
Parking:	35
Property Tax:	\$38,121
Tax Year:	2023
Traffic Count:	24,000

Structural Data

Year Built:	2012
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Transportation

Interstate:	I-270
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Rehab Year:	2018
Class:	B
Floors:	2