

## 19,800 SF Office/Warehouse

2 Gemini Dr, Roxana, Illinois 62084  
Madison County

**Steve Zuber - SIOR, CCIM**

Phone: 314-409-7283

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

**Ethan . Gowin**

Phone: 618-946-1487

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



### Basic Details

Listing No:	3058
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	60,000 Sqft.
Total Sqft Available:	19,800 Sqft.
Lease Rate:	\$7.00 Per Sqft
Lease Type:	NNN
Net Charges:	\$0.49/SF

### Address

Country:	US
State:	IL
County:	Madison
City:	Roxana
Zipcode:	62084
Street Number:	2
Street:	Gemini
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	60,000 Sqft.
Direct Lease:	19,800 Sqft.
Office:	2,640 Sqft.
Warehouse:	17,160 Sqft.

### Facility Information

Truck Dock:	2
Truck Dock Size:	9'x10'
Drive-In Doors:	1
Drive-In Door Size:	12'x14'
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

## Property Information

Parcel No:	18-1-14-01-00-000-002.00
	3
Zoning:	Improved Commercial
Enterprise Zone:	Yes
Parking:	18

## Utility Information

AMPS:	200
Phase:	3
Low Volts:	120
High Volts:	240

## Structural Data

Year Built:	2025
Clearance Min:	27 ft
Clearance Max:	32 ft
Bay Spacing:	Clear Span

## Transportation

Interstate:	I-255 (0.5 miles)
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