



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

Two Office Suites for Lease

535 Edwardsville Rd, Troy, Illinois 62294
Madison County

Bob Anna - CCIM

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Basic Details

Listing No:	1143
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	5,800 Sqft.
Total Sqft Available:	1,155 Sqft.
Lease Rate:	\$695/Month, Gross

Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	535
Street:	Edwardsville
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	5,800 Sqft.
Direct Lease:	1,155 Sqft.
Min Divisible Sqft:	575 Sqft.
Max Contiguous Sqft:	580 Sqft.

Property Information

Parcel No:	09-2-22-05-20-402-061, 060
Zoning:	C-2
Zoning By:	City of Troy
Complex:	Executive Park One
Parking:	40
Parking Surface Type:	Paved
Property Tax:	\$11,068
Tax Year:	2022
Traffic Count:	15,000

Structural Data

Year Built:	1997
Rehab Year:	2012
Class:	B
Clearance Min:	9 ft
Clearance Max:	9 ft
Exterior:	Brick
Floors:	2

Land Measurements

Acres:	0.58 Acre(s)
Frontage:	170 ft
Depth:	150 ft

Transportation

Interstate:	I-55/70; I-270
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