

2.16 Acre Car Lot for Lease

2300-2324 Nameoki Rd, Granite City, Illinois 62040
Madison County

Tony Smallmon

Phone: 618-407-4240

Email: tonys@barbermurphy.com



Basic Details

Listing No:	2667
Sale Or Lease:	For Lease
Property Type(s):	Retail - Vehicle Related
Building Size (Sqft):	2,980 Sqft.
Lot Size (Acres):	2.16 Acre(s)
Total Sqft Available:	2,980 Sqft.
Lease Rate:	\$14.09 Per Sqft
Lease Type:	NNN
Net Charges:	3.50

Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	2300-2324
Street:	Nameoki
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	2,980 Sqft.
Office:	1,800 Sqft.
Retail:	1,800 Sqft.
Min Divisible Sqft:	2,980 Sqft.
Max Contiguous Sqft:	2,980 Sqft.

Property Information

Parcel No:	22-2-20-17-19-402-011, 013, 027 & 028
Zoning:	C-5
Zoning By:	City of Granite City
Parking:	85
Parking Surface Type:	Asphalt
Tax Year:	2025
Traffic Count:	9,200

Structural Data

Year Built:	1980
Class:	D
Clearance Min:	8 ft
Clearance Max:	9 ft

Land Measurements

Acres:	2.16 Acre(s)
Frontage:	550 ft
Depth:	110 ft

Utility Information

Water Provider:	Illinois American
Water Provider Location:	On-site
Sewer Provider:	Metro East Sanitation
Sewer Provider Location:	On-site
Gas Provider:	Ameren
Gas Provider Location:	On-site
Electric Provider:	Ameren
Electric Provider Location:	On-site