



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

Build to Suit Office/Retail for Lease

2549 Vandalia St, Maryville, Illinois 62062
Madison County

Matt Barriger

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Basic Details

Listing No:	1012
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Shopping Center, Retail - Store Front Retail
Building Size (Sqft):	20,000 Sqft.
Total Sqft Available:	20,000 Sqft.
Lease Rate:	\$12.50 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	\$2.50

Address

Country:	US
State:	IL
County:	Madison
City:	Maryville
Zipcode:	62062
Street Number:	2549
Street:	Vandalia
Street Suffix:	St

Square Foot Information

Building Total Sqft:	20,000 Sqft.
Total Sqft Available:	20,000 Sqft.
Office:	20,000 Sqft.
Retail:	20,000 Sqft.
Min Divisible Sqft:	2,500 Sqft.
Max Contiguous Sqft:	20,000 Sqft.

Property Information

Zoning:	B-1
Zoning By:	Maryville
Complex:	Echo Plaza
Prior Use:	Retail
Parking:	100+ Shared Lot
Parking Surface Type:	Asphalt/Concrete
Traffic Count:	22,100

Structural Data

Year Built:	1990
Clearance Min:	12 ft
Clearance Max:	14 ft
Exterior:	Brick
Floors:	1

Transportation

Interstate:	I-55/70
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