



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

## 2 Spaces available for Lease - Office/Industrial

1901 East Edwardsville Rd, Wood River, Illinois 62095  
Madison County

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### Basic Details

Listing No:	2508
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office, Retail
Building Size (Sqft):	122,330 Sqft.
Total Sqft Available:	62,630 Sqft.
Lease Rate:	\$3.00-\$5.00 per SF, NNN
Net Charges:	1.75

### Address

Country:	US
State:	IL
County:	Madison
City:	Wood River
Zipcode:	62095
Street Number:	1901
Street:	East Edwardsville
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	122,330 Sqft.
Direct Lease:	62,630 Sqft.
Office:	26,430 Sqft.
Warehouse:	36,200 Sqft.
Min Divisible Sqft:	6,430 Sqft.
Max Contiguous Sqft:	36,200 Sqft.

### Facility Information

Drive-In Doors:	1
Drive-In Door Size:	10'x12'
Heating:	Yes
Cooling:	Yes
Insulated:	Yes
Sprinklers:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	19-1-08-26-02-201-024.00 1
Zoning:	B-3
Zoning By:	City of Wood River
Prior Use:	Office/Warehouse/Auto Dealership
Enterprise Zone:	Yes
Parking:	350
Parking Surface Type:	Asphalt
Property Tax:	\$99,580
Tax Year:	2020
Traffic Count:	16,000

## Land Measurements

Acres:	11 Acre(s)
Frontage:	715 ft

## Transportation

Interstate:	I-255; Exit 6
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## Structural Data

Year Built:	1975
Rehab Year:	2007
Class:	C
Clearance Min:	8 ft
Clearance Max:	20 ft
Bay Spacing:	Varies
Exterior:	Masonry
Sprinklers:	Yes
Floors:	1
Floor Drains:	Yes

## Utility Information

Water Provider:	City of Wood River
Water Provider Location:	At Building
Sewer Provider:	City of Wood River
Sewer Provider Location:	At Building
Gas Provider:	Ameren IL
Gas Provider Location:	At Building
Electric Provider:	Ameren IL
Electric Provider Location:	At Building
AMPS:	400
Phase:	Single