

FOR LEASE

4517 State Route 159.
Suite 3, Glen Carbon,
IL 62034



900 SF OFFICE/RETAIL SPACE AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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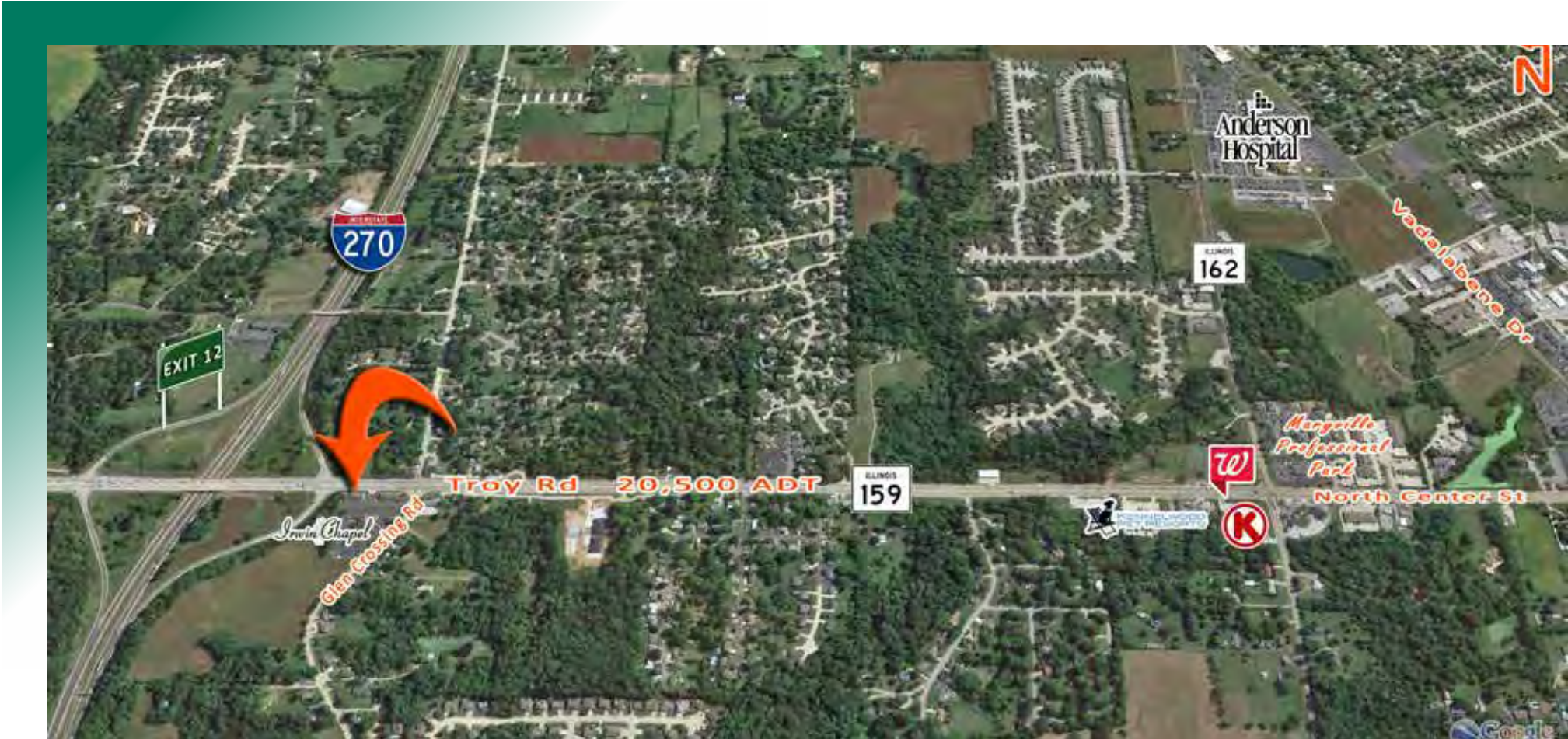
collinf@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

4517-4521 South State Route 159, Suite 3, Glen Carbon, IL 62034



LOCATION OVERVIEW

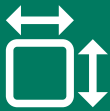
Just south of I-270 on IL-159, accessible from the stop light at Glen Crossing Rd



40 PARKING SPACES



BRICK EXTERIOR



FRONTAGE: 360'
DEPTH: 95'



I-270

OFFICE/RETAIL PROPERTY SUMMARY

4517 SOUTH ILLINOIS STATE ROUTE 159

LISTING # 2188

LOCATION DETAILS:

Parcel #: 14-1-15-35-01-102-011
County: IL - Madison
Zoning: General Commercial - Glen Carb

PROPERTY OVERVIEW:

Building SF: 7,200
Vacant SF: 900
Usable Sqft: 900
Min Divisible SF: 900
Max Contig SF: 900
Office SF: 900
Retail SF: 900
Signage: Building
Lot Size: 0.80 Acres
Frontage: 360
Depth: 95
Parking Spaces: 40
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2005
Yr Renovated: -
Building Class: B
Ceilings: -
Construction Type: -



SALE/LEASE INFORMATION:

Lease Rate: \$18.00/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$22,644.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 22300

PROPERTY DESCRIPTION:

Great office/retail location with 900 SF available for Lease. Excellent access to Interstate I-270 on Route 159.