

# FOR LEASE

9 Junction Dr. Ste #1  
Glen Carbon, IL  
62034



**950 SF MEDICAL/OFFICE SPACE AVAILABLE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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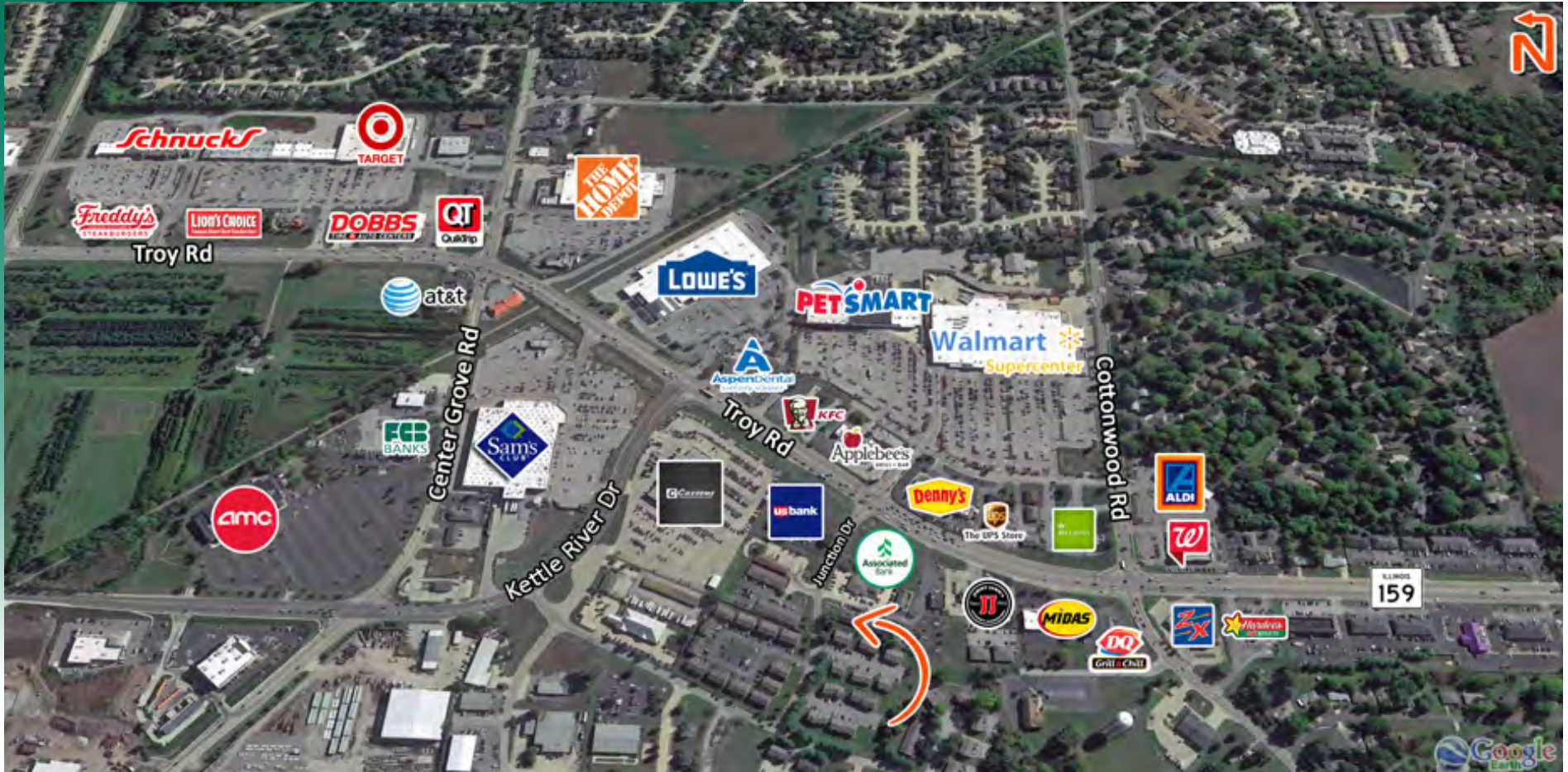
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# AREA MAP

9 Junction Dr. Suite #1 Glen Carbon, IL 62034



## LOCATION OVERVIEW

Convenient access to Rte. 159 in Glen Carbon Illinois in Professional Office Complex across from Wal-Mart with a lighted intersection. Located among other professional businesses.



Restrooms



Rte 159

# AREA MAP

9 Junction Dr. Suite #1 Glen Carbon, IL 62034



# OFFICE/RETAIL PROPERTY SUMMARY

#1306

9 Junction Dr. Suite #1 Glen Carbon, IL 62034

## LEASE INFORMATION:

Lease Rate per Month: \$1,250  
Lease Type: Gross

## SQUARE FOOT INFO:

Building Total: 8,432 SF  
Direct Lease: 950 SF  
Sublease: 0 SF  
Office: 950 SF  
Min Divisible: 950 SF  
Max Contiguous: 950 SF

## PROPERTY INFORMATION:

Parcel No: 14-2-15-23-03-303-006.001  
County: Madison  
Zoning: CG- Village of Glen Carbon  
Prior Use: -  
Complex: Glen Centre  
Parking: Shared  
Traffic Count: 4,000+  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: \$10,996  
Tax Year: -



## STRUCTURAL DATA:

Year Built: 1989  
Rehab Year: -  
Building Class: C  
Clearance Min: -  
Clearance Max: -  
Exterior: Brick  
Floors: 1  
Signage: YES

## TRANSPORTATION:

Interstate: N/A  
Rail: N/A  
Barge: N/A  
Airport: N/A

## COMMENTS:

Professional Office space containing 950 SF.  
Quality finish.  
Available parking in front of building.  
ALL utilities available.



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