

Office Suite for Lease

2021 Johnson Road, Granite City, IL 62040



- 2,200 SF for Lease
- 8 Offices and 1 Conference Room
- Well Maintained/Move-in Ready with Furniture
- Frontage on Johnson Rd.

Lease Rate: \$12.00/SF Full Service

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Collin Fischer - CCIM
C: 618.420.2376

CollinF@barbermurphy.com

Mike Durbin
C: 618.960.8675

MikeD@barbermurphy.com

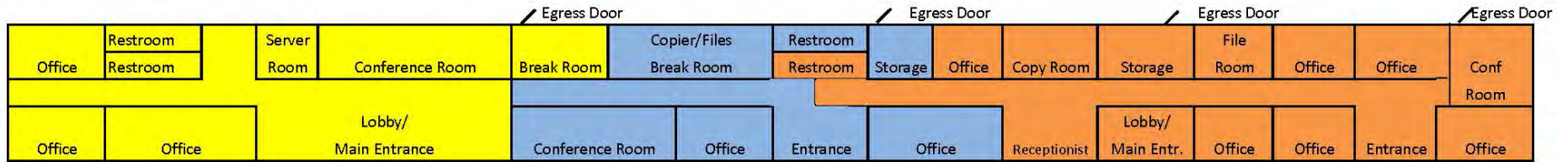


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

Bankruptcy Center
(Suite 1)
1,740 SF

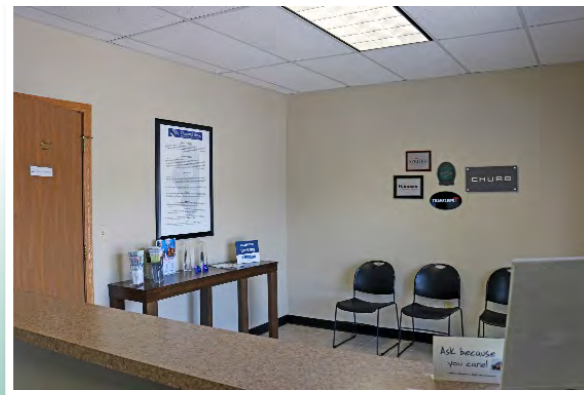
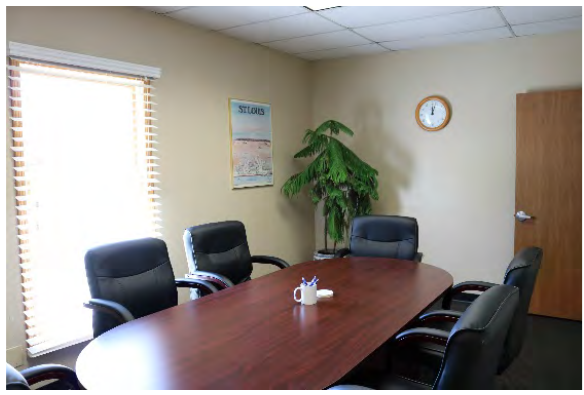
Dimond Bros.
(Suite 2)
1,440 SF

AVAILABLE
(Suite 3)
2,200 SF

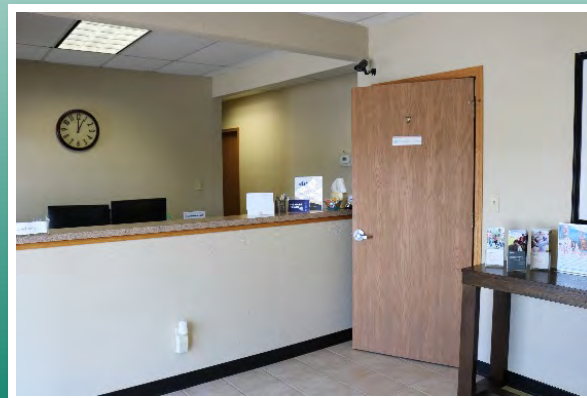
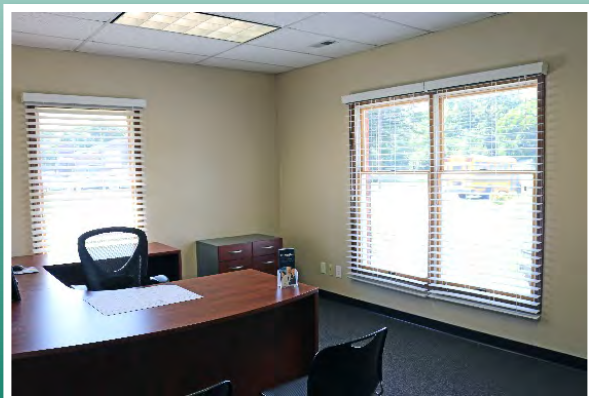


2021 Johnson Rd.
Granite City, IL 62040
(Not to Scale)

Total Building SF: 5,400 (30' x 180')



BARBERMURPHY



Listing No: 2219

Office

2021 Johnson Rd
Granite City, IL 62040

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.00
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

2,200 SF office space immediately available. Building has terrific parking and 10,200 ADT. Property is Zoned C-1 for office use. 8 Offices, Conference room, storage/file room, along with receptionist and waiting area.

Comments

Total SF Available: 2,200 SF
Min Divisible SF: 2,200 SF

SQUARE FOOT INFO:

Building Total: 5,400 SF
Total Available: 2,200 SF
Direct Lease: 2,200 SF
Sublease: 0 SF
Office: 2,200 SF
Retail: 2,200 SF
Min Divisible: 2,200 SF
Max Contiguous: 2,200 SF

LAND MEASUREMENTS:

Acres: 0.57
Frontage: 116 FT
Depth: 240 FT

PROPERTY INFORMATION:

Parcel No: 22-1-20-08-16-401-023	TIF: No	Parking: 25
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: C-1	Survey: No	Traffic Count: 10,200
Zoning By: Granite City	Environmental: No	Property Tax: \$5,322.00
Complex:	Archaeological: No	Tax Year: 2018
Prior Use:		

STRUCTURAL DATA:

Year Built: 1989	Clearance Min:	Exterior: Brick
Rehab Year: 2007	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: No
Class: C		

Listing Broker(s)

Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675	Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376
---	---

