

# FOR LEASE > 3,050 SF OFFICE SPACE

409 Edwardsville Rd. Suites B & C Troy, IL 62294



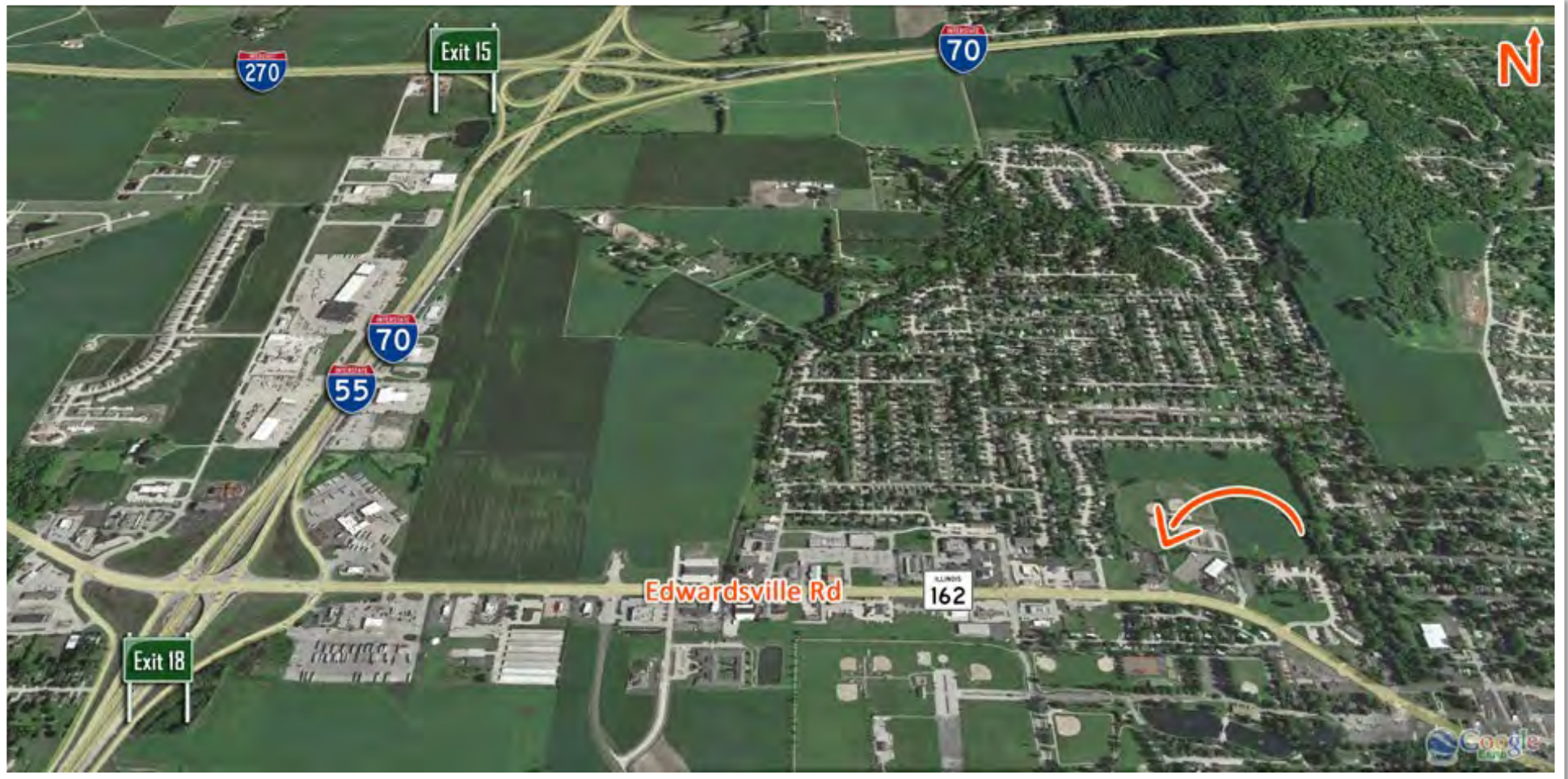
**LEASE RATE: \$14.00/SF, Gross**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

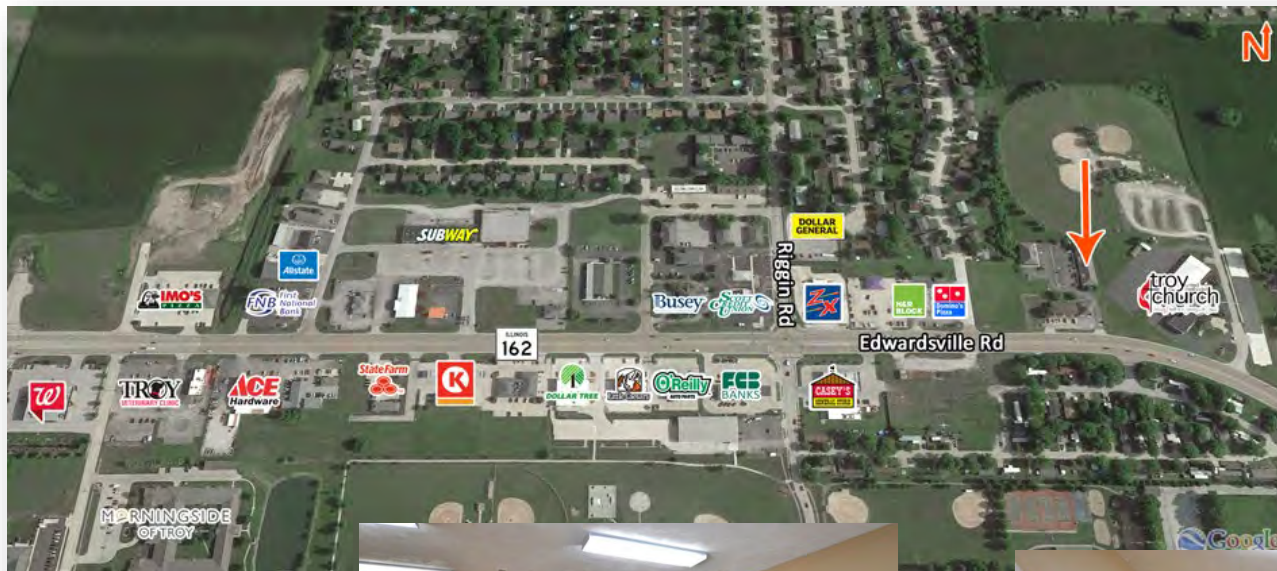
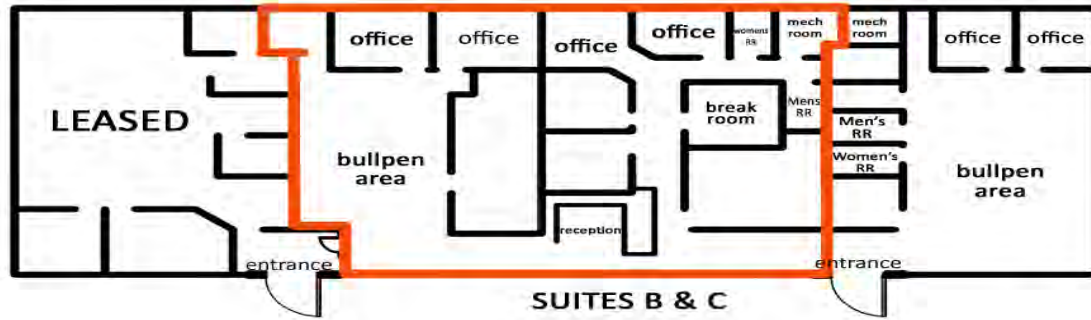
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## PROPERTY SUMMARY

- Up to 3,030 SF of Office Space
- Offices, Bullpen Area, Reception Area, 1 Conference Rooms, 2 Restrooms
- In close proximity to I-55/70 (exit 18)



**Listing No:** 1145**Office**409 Edwardsville Rd Suite B & C  
Troy, IL 62294**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$14.00**Lease Type:** Gross**Net Charges:****CAM Charges:****Lease Term:****Leasing Comments:****Comments**

Up to 3,050 SF of office space. Several offices, bullpen area, reception area, 1 conference rooms, 2 restrooms. Located in close proximity to I-55/70.

**Total SF Available:** 3,050 SF**Min Divisible SF:** 3,050 SF**SQUARE FOOT INFO:****Building Total:** 10,000 SF**Total Available:** 3,050 SF**Direct Lease:** 3,050 SF**Sublease:** 0 SF**Office:** 3,050 SF**Retail:** 0 SF**Min Divisible:** 3,050 SF**Max Contiguous:** 3,050 SF**LAND MEASUREMENTS:****Acres:****Frontage:****Depth:****PROPERTY INFORMATION:****Parcel No:** 09-2-22-00-000-007.01C**County:** Madison**Zoning:** C-2**Zoning By:** Troy**Complex:****Prior Use:** Engineering Office**TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** Common**Surface Type:** Asphalt**Traffic Count:** N/A**Property Tax:****Tax Year:****STRUCTURAL DATA:****Year Built:** 2003 **Clearance Min:** 9' **Exterior:** Brick**Rehab Year:** 2019 **Clearance Max:** 9' **Bay Spacing:****Floors:** 1 **Floor Drains:** **Sprinklers:****Class:****Listing Broker(s)**John L. Eichenlaub  
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