

Industrial Office Space for Lease

411 Broadway Ave., South Roxana, IL 62087



Property Summary

2,688 SF Newly Renovated Office Space for Lease
4 Offices and Large Conference/Meeting Room
½ Acre Fenced Lot
Located in an Enterprise Zone

LEASE RATE: \$2,750/Month, NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
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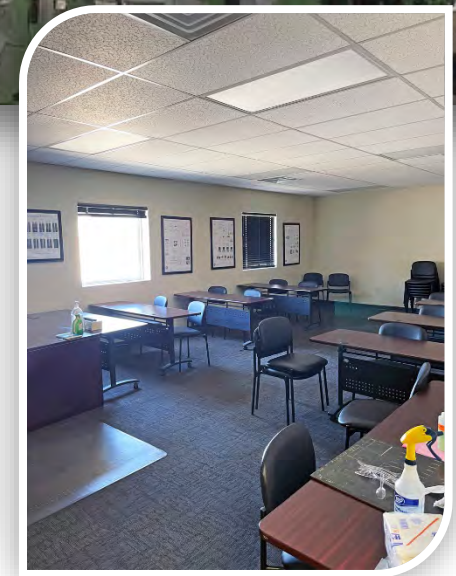
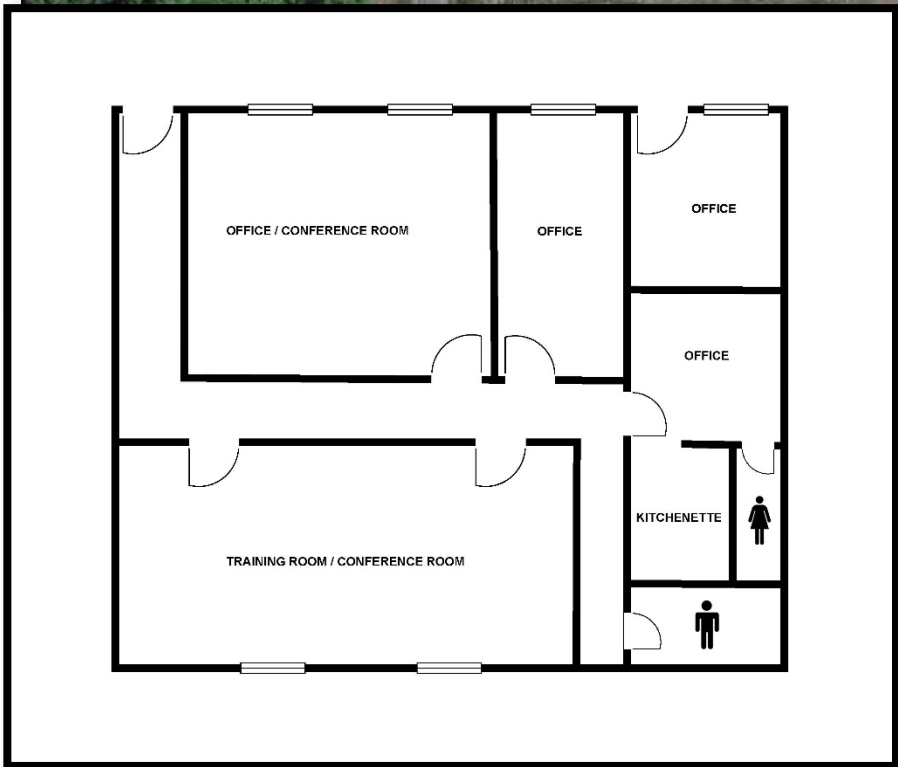
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***2,200 SF available at 410 Broadway Ave**



Listing No: 2406

Office

411 Broadway
South Roxana, IL 62087

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$2,750/Month
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

4 Offices and Large Training/ Conference Room
1/2 Acre Rocked and fenced lot

Comments

Total SF Available: 2,688 SF
Min Divisible SF: 2,688 SF

SQUARE FOOT INFO:

Building Total: 2,688 SF
Total Available: 2,688 SF
Direct Lease: 2,688 SF
Sublease: 0 SF
Office: 2,688 SF
Retail: 0 SF
Min Divisible: 2,688 SF
Max Contiguous: 2,688 SF

LAND MEASUREMENTS:

Acres: 0.50
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 18-2-14-02-00-000-012	TIF: No	Parking: 5/1,000
County: Madison	Enterprise Zone: No	Surface Type: Rocked
Zoning: Industrial	Survey: No	Traffic Count:
Zoning By: Madison County	Environmental: No	Property Tax: \$2,468.16
Complex: Office	Archaeological: No	Tax Year: 2019
Prior Use:		

STRUCTURAL DATA:

Year Built: 1997	Clearance Min: 9'	Exterior: Metal
Rehab Year: 2017	Clearance Max: 9'	Bay Spacing:
Floors: 1	Floor Drains: None	Sprinklers: None
Class: B		

Listing Broker(s)

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