

# 2,050 SF Office Building for Lease

3001 Godfrey Rd., Godfrey, IL 62035



**BARBERMURPHY**

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

John L. Eichenlaub  
C: 618.570.8344  
[JohnE@barbermurphy.com](mailto:JohnE@barbermurphy.com)



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## PROPERTY SUMMARY

- 2,050 SF Professional Office Building for Lease
- Reception Area, 6 Offices, File/Copy Room, Break Room and Restrooms

**LEASE RATE: \$15.00 per SF, Gross**





Listing No: 2479

Office

3001 Godfrey Rd  
Godfrey, IL 62035**SALE INFORMATION:**For Sale: No  
Sale Price:  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:**LEASE INFORMATION:**For Lease: Yes  
Lease Rate: \$15.00  
Lease Type: Gross  
Net Charges:  
CAM Charges:  
Lease Term:**Leasing Comments:****Comments**

2,050 SF of professional office building. Reception area, 6 offices, file copy room, break room and restrooms.

Total SF Available: 2,050 SF  
Min Divisible SF: 2,050 SF**SQUARE FOOT INFO:**Building Total: 2,050 SF  
Total Available: 2,050 SF  
Direct Lease: 2,050 SF  
Sublease: 0 SF  
Office: 2,050 SF  
Retail: 0 SF  
Min Divisible: 2,050 SF  
Max Contiguous: 2,050 SF**LAND MEASUREMENTS:**Acres:  
Frontage:  
Depth:**PROPERTY INFORMATION:**

|            |                           |                  |    |                |             |
|------------|---------------------------|------------------|----|----------------|-------------|
| Parcel No: | 24-2-01-35-14-301-030-01C | TIF:             | No | Parking:       | Common Area |
| County:    | Madison                   | Enterprise Zone: | No | Surface Type:  | Asphalt     |
| Zoning:    | B-2                       | Survey:          | No | Traffic Count: | 22,000      |
| Zoning By: | Godfrey                   | Environmental:   | No | Property Tax:  |             |
| Complex:   |                           | Archaeological:  | No | Tax Year:      |             |
| Prior Use: | Stock Broker              |                  |    |                |             |

**STRUCTURAL DATA:**

|             |                |               |              |       |
|-------------|----------------|---------------|--------------|-------|
| Year Built: | Clearance Min: | 9'            | Exterior:    | Brick |
| Rehab Year: | Clearance Max: | 9'            | Bay Spacing: |       |
| Floors:     | 1              | Floor Drains: | Sprinklers:  |       |
| Class:      |                |               |              |       |

**Listing Broker(s)**John L. Eichenlaub  
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