

FOR LEASE

3001 Godfrey Rd.,
Godfrey, IL 62035



2,050 SF OFFICE BUILDING

BARBERMURPHY

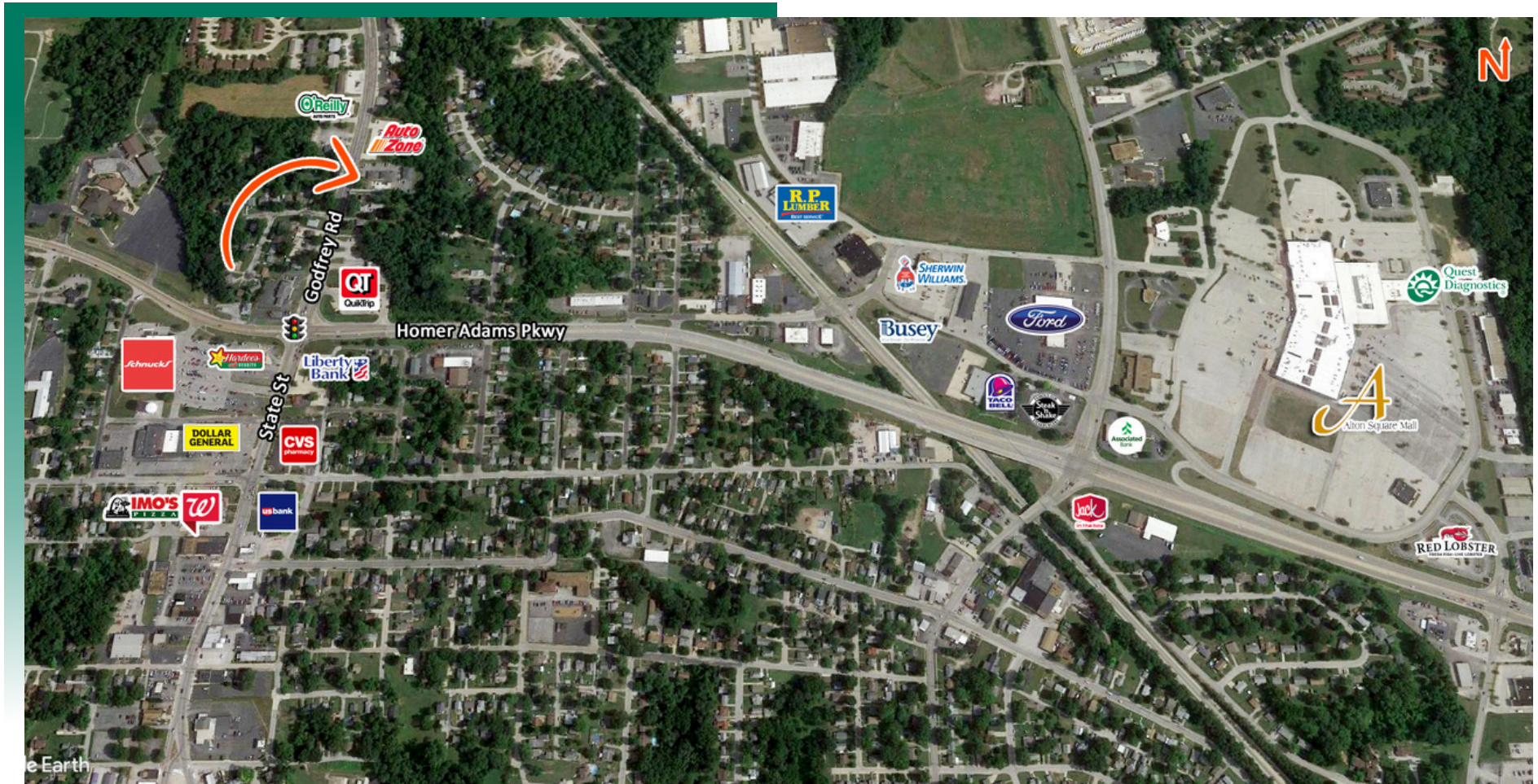
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

3001 Godfrey Rd., Godfrey, IL 62035



LOCATION OVERVIEW

Zoned B-2 and located in Madison County, the property benefits from a high traffic count of approximately 22,000 vehicles per day, enhancing visibility and accessibility. Situated in central Godfrey, the property is surrounded by other professional offices and retail establishments, making it a great location for client-facing businesses.

PROPERTY PHOTOS

3001 Godfrey Rd., Godfrey, IL 62035



2,050 SF OFFICE BUILDING

- Reception area
- 6 offices
- File copy room
- Break room
- Restrooms

LEASE RATE:
\$16.00/SF + CAM (est. \$4/SF)

OFFICE SUMMARY

3001 GODFREY RD, GODFREY, IL 62035

LISTING # 2479

LOCATION DETAILS:

Parcel # 24-2-01-35-14-301-030-01C
County: IL - Madison
Zoning: B-2 - Godfrey

PROPERTY OVERVIEW:

Building SF: 2,050
Vacant SF: 2,050
Usable Sqft: 1,940
Office SF: 2,050
Min Divisible SF: 2,050
Max Contig SF: 2,050
Lot Size: 0.05 Acres
Parking Spaces: Common Area
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2009
Ceilings: 9'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$16.00/SF
Lease Type: Modified Gross
CAM: \$4.00/SF

DEMOGRAPHICS:

Traffic Count: 22,000

PROPERTY DESCRIPTION:

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

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