

OFFICE/RETAIL FOR LEASE

NAMEOKI PLAZA: SUITE G 2,000-14,500 SF

3675 NAMEOKI ROAD, GRANITE CITY, IL 62040



LEASE RATE: SUITE G | \$10.00-\$15.00/SF, NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

barbermurphy.com

PRESENTED BY:

JOHN EICHENLAUB

Broker Associate

office: (618) 277-4400

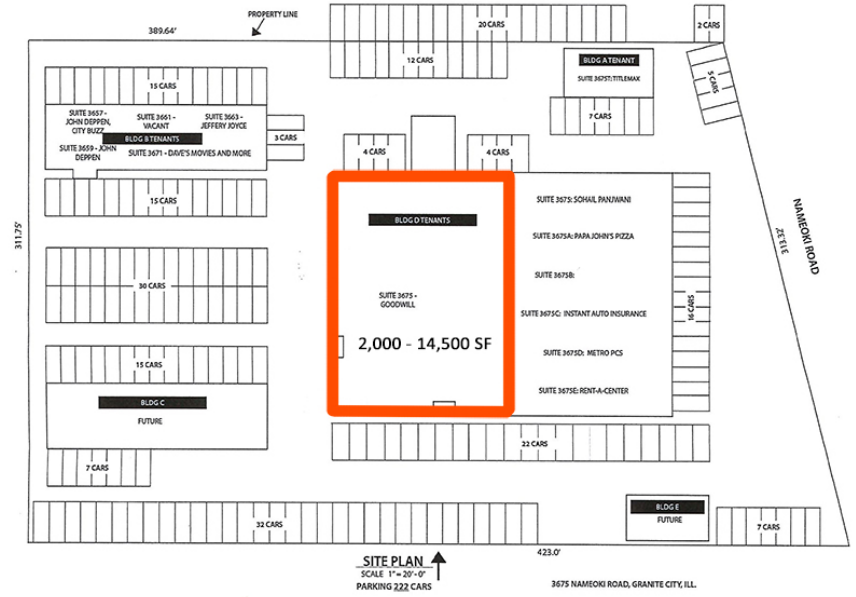
cell: (618) 570-8344

johne@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.

AVAILABLE SUITE

Nameoki Plaza
3675 Nameoki Road | Granite City, IL 62040



Suite G

2,000-14,500 SF

Lease Rate

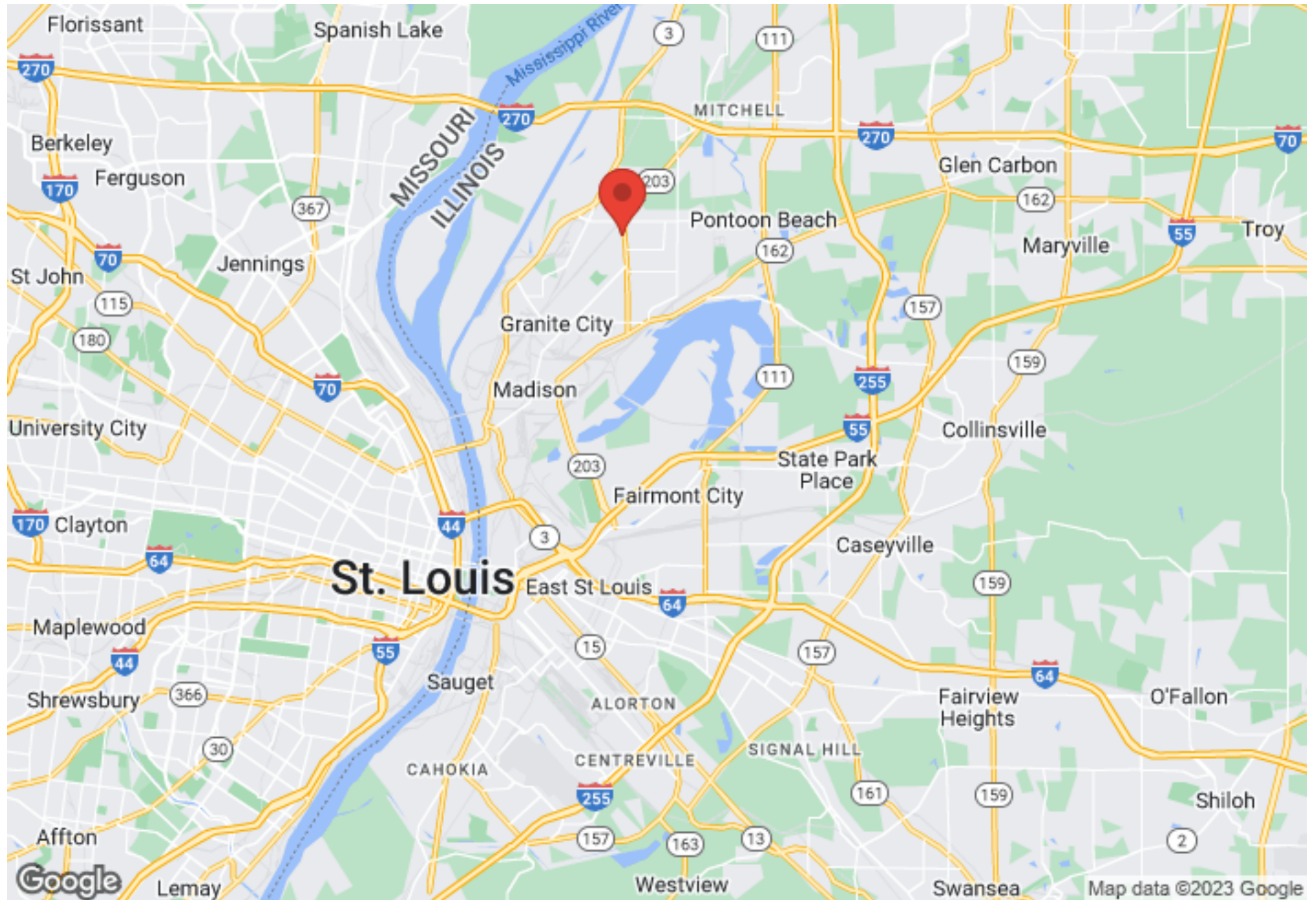
\$10.00 - \$15.00/SF

Lease Type

Triple Net

REGIONAL MAP

Nameoki Plaza
3675 Nameoki Road | Granite City, IL 62040



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AREA MAP & PROPERTY DESCRIPTION

Nameoki Plaza
3675 Nameoki Road | Granite City, IL 62040



PROPERTY DESCRIPTION

- Fronts Nameoki Road
- Other Tenants: Cellular Carriers, Rent-A-Center, and Papa Johns
- Suitable for retail or office use

LOCATION OVERVIEW

Granite City is a city in Madison County, Illinois, United States, within the Greater St. Louis metropolitan area. Nameokia Plaza is located in a high traffic/visibility location off of Nameoki Road that averages 17,000 cars per day.

OFFICE/RETAIL PROPERTY INFO

Nameoki Plaza
3675 Nameoki Road | Granite City, IL 62040

LISTING # 2674

SQUARE FOOT INFO

Building SF:	25,696
Direct Lease:	14,500
Office SF:	14,500
Retail SF:	14,500
Min Divisible:	2,000
Max Contiguous:	14,500

PROPERTY INFO

APN:	22-1-20-08-10-101-006
County:	Madison
Zoning:	C-5 - Granite city
Prior Use:	Office/Retail
Parking:	Common
Traffic Count:	17,000 ADT

STRUCTURAL DATA

Year Built:	1965
Rehab Year:	2013
Floors:	1
Signage:	Building & Monument
Construction Type:	Block
Min-Max Clearance:	10'

LAND MEASUREMENTS

Lot Size:	1.41 Acres
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LEASE INFO SUITE G:

Lease Rate:	\$10.00 -15.00/SF
Lease Type:	NNN
NNN Fee's:	\$3.30