

# FOR LEASE

7 Junction Dr.  
Glen Carbon, IL 62034



2,084 SF OFFICE/RETAIL

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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**Carter Marteeny - CCIM**  
Broker  
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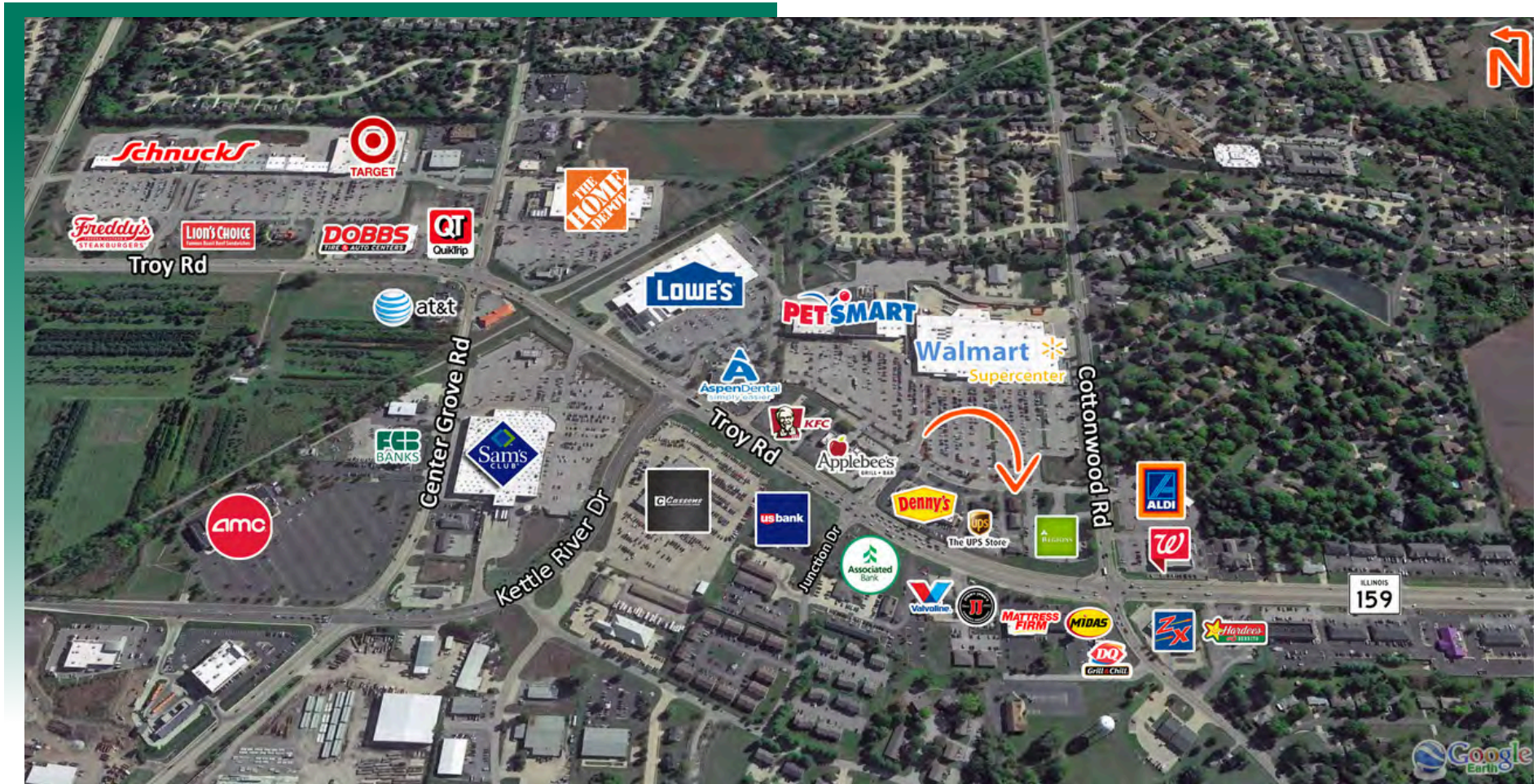


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

7 Junction Dr. Glen Carbon, IL 62034

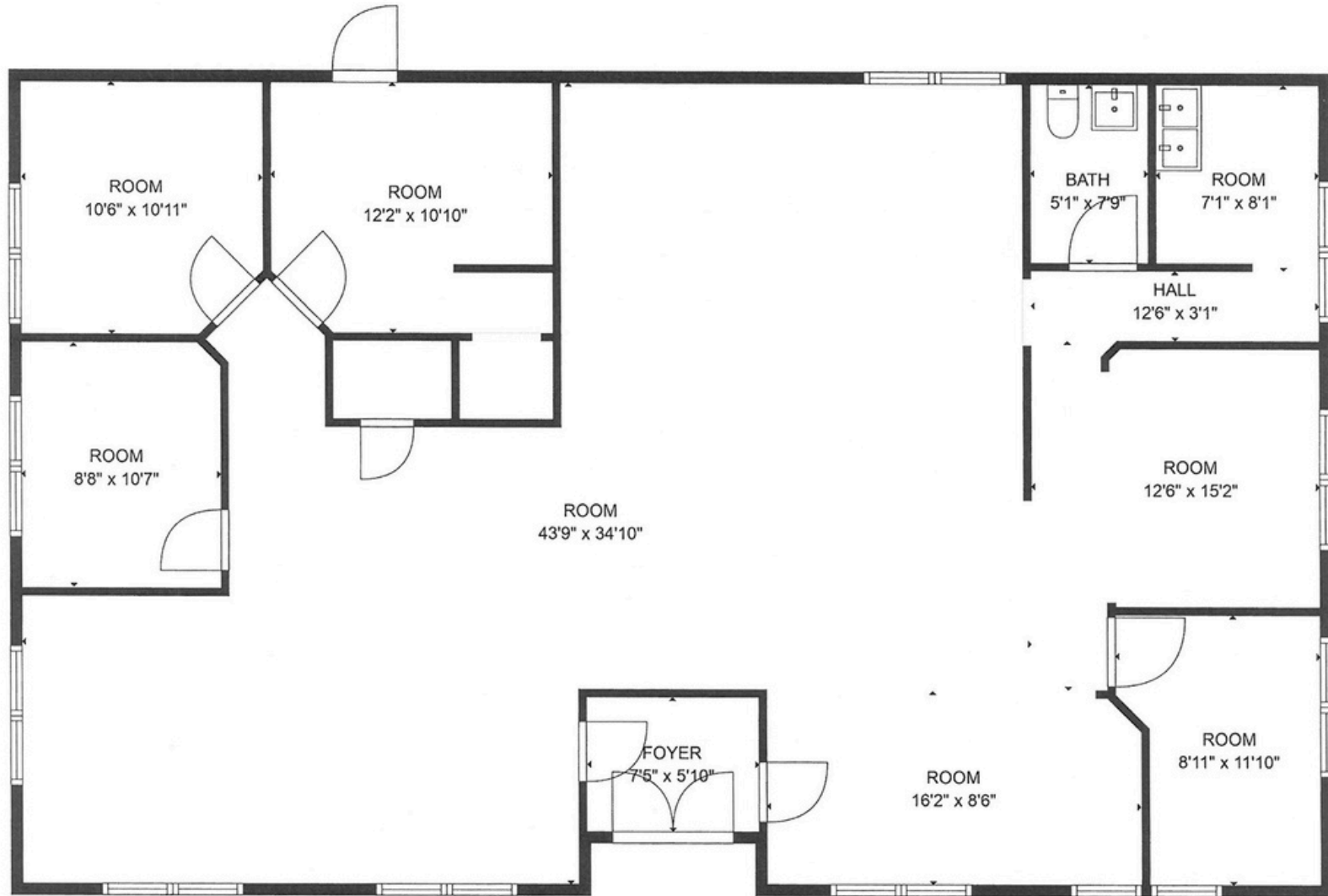


## LOCATION OVERVIEW

Excellent location with nearby access to I-270. High traffic/visibility in growth market. Adjacent to Walmart Supercenter in Edwardsville/Glen Carbon market on Main retail thoroughfare IL Route 159.

# FLOOR PLAN

7 Junction Dr. Glen Carbon, IL 62034



\*not to scale



# AREA MAP

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EXTERIOR



INTERIOR PHOTO



INTERIOR PHOTO



Open floorplan- Landlord can finish to suit.  
The property is located on the main retail  
corridor in the market.

# OFFICE PROPERTY SUMMARY

#2845

7 Junction Dr. Glen Carbon, IL 62034

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$22/SF  
Lease Type: NNN

## SQUARE FOOT INFO:

Building Total: 2,084 SF  
Total Available: 2,084 SF  
Direct Lease: 2,084 SF

## LAND MEASUREMENTS:

Acres: 0.23 AC

## TRANSPORTATION:

Interstate: I-270

## STRUCTURAL DATA:

Year Built: 1996  
Rehab Year: 2000  
Building Class: B  
Signage: YES

## PROPERTY INFORMATION:

Parcel No: 14-2-15-23-04-402-006  
County: Madison  
Zoning: B2  
Prior Use: Commercial (General)  
Parking: 8  
Traffic Count: 23,000  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO

## UTILITY INFORMATION:

Water Provider: City Served  
Location: On Site  
Sewer Provider: City Served  
Location: On Site  
Gas Provider: Ameren Illinois  
Location: On Site  
Electric Provider: Ameren Illinois  
Location: On Site

## COMMENTS:

