

FOR LEASE

7 Junction Dr. Glen
Carbon, IL 62034



2,084 SF OFFICE/RETAIL

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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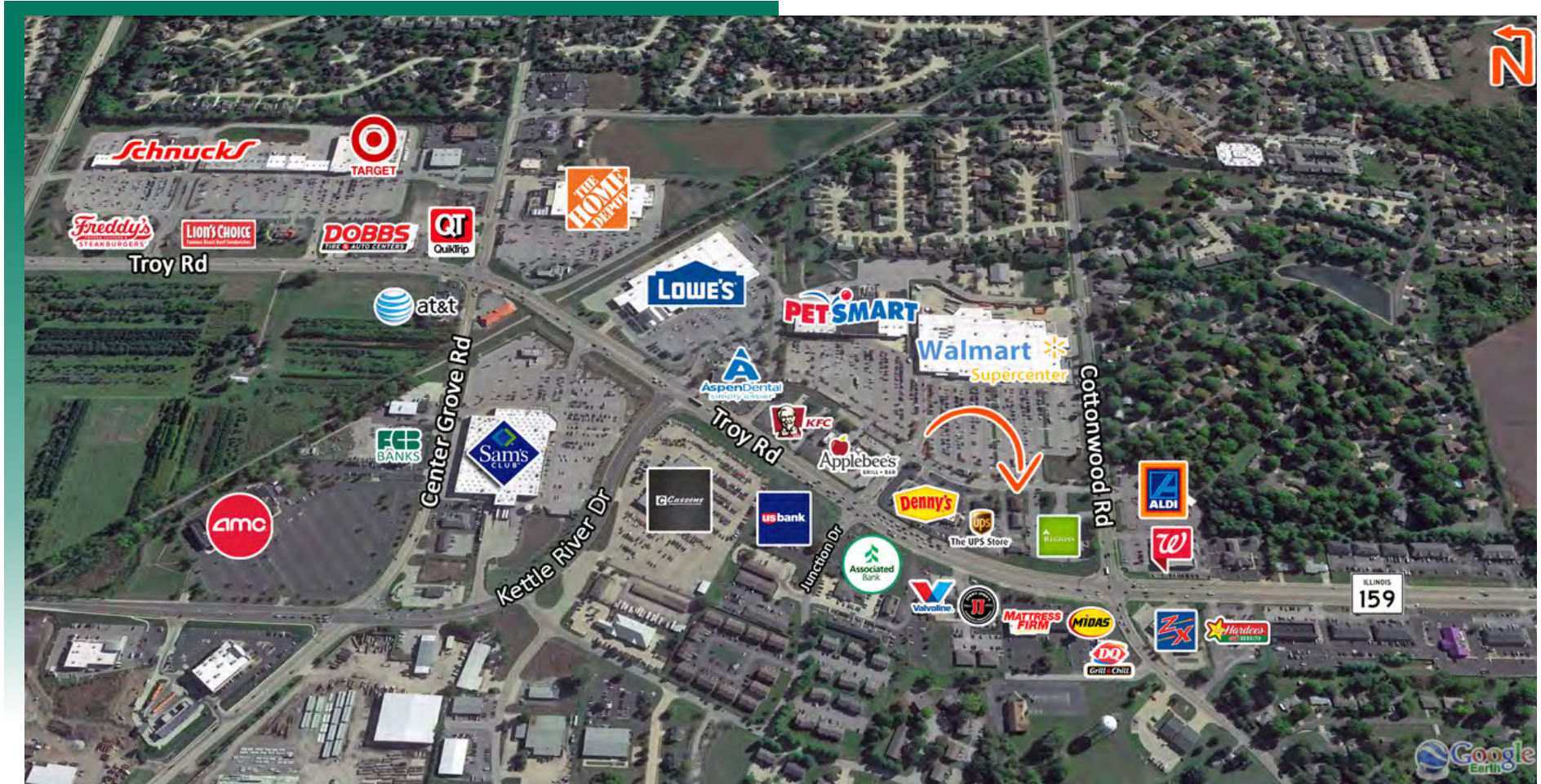
Carter Marteeny - CCIM
Broker
Cell: (618) 304-3917
Carterm@barbermurphy.com



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.

AREA MAP

7 Junction Dr. Glen Carbon, IL 62034



LOCATION OVERVIEW

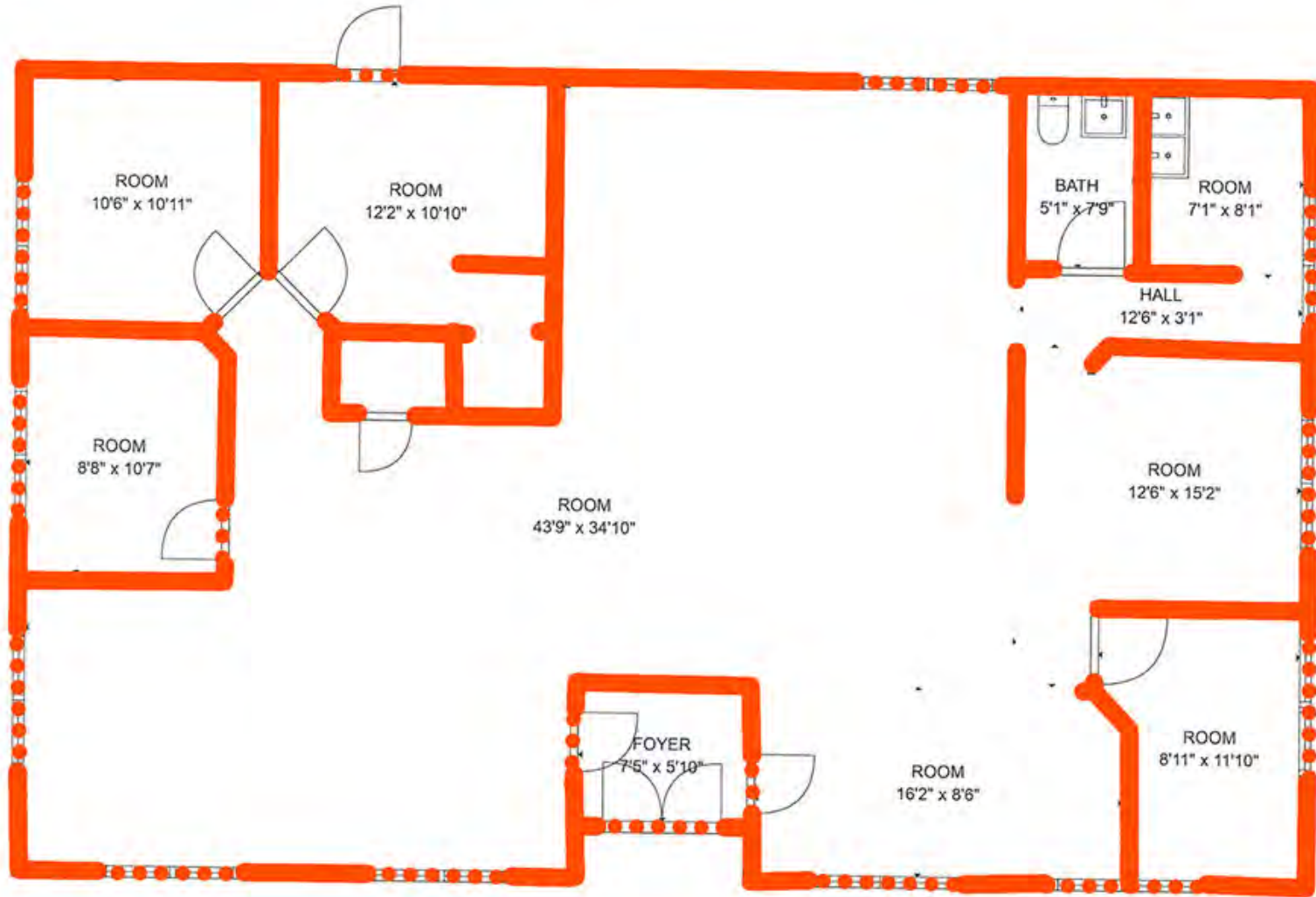
Excellent location with nearby access to I-270. High traffic/visibility in growth market. Adjacent to Walmart Supercenter in Edwardsville/Glen Carbon market on Main retail thoroughfare IL Route 159.



I-270

FLOOR PLAN

7 Junction Dr. Glen Carbon, IL 62034



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: \$24/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:

