

FOR LEASE

4211-4215 S. State
Route 159, Glen
Carbon, IL 62034

**Suite 2
1,192 SF**



OFFICE SPACE AVAILABLE

BARBERMURPHY

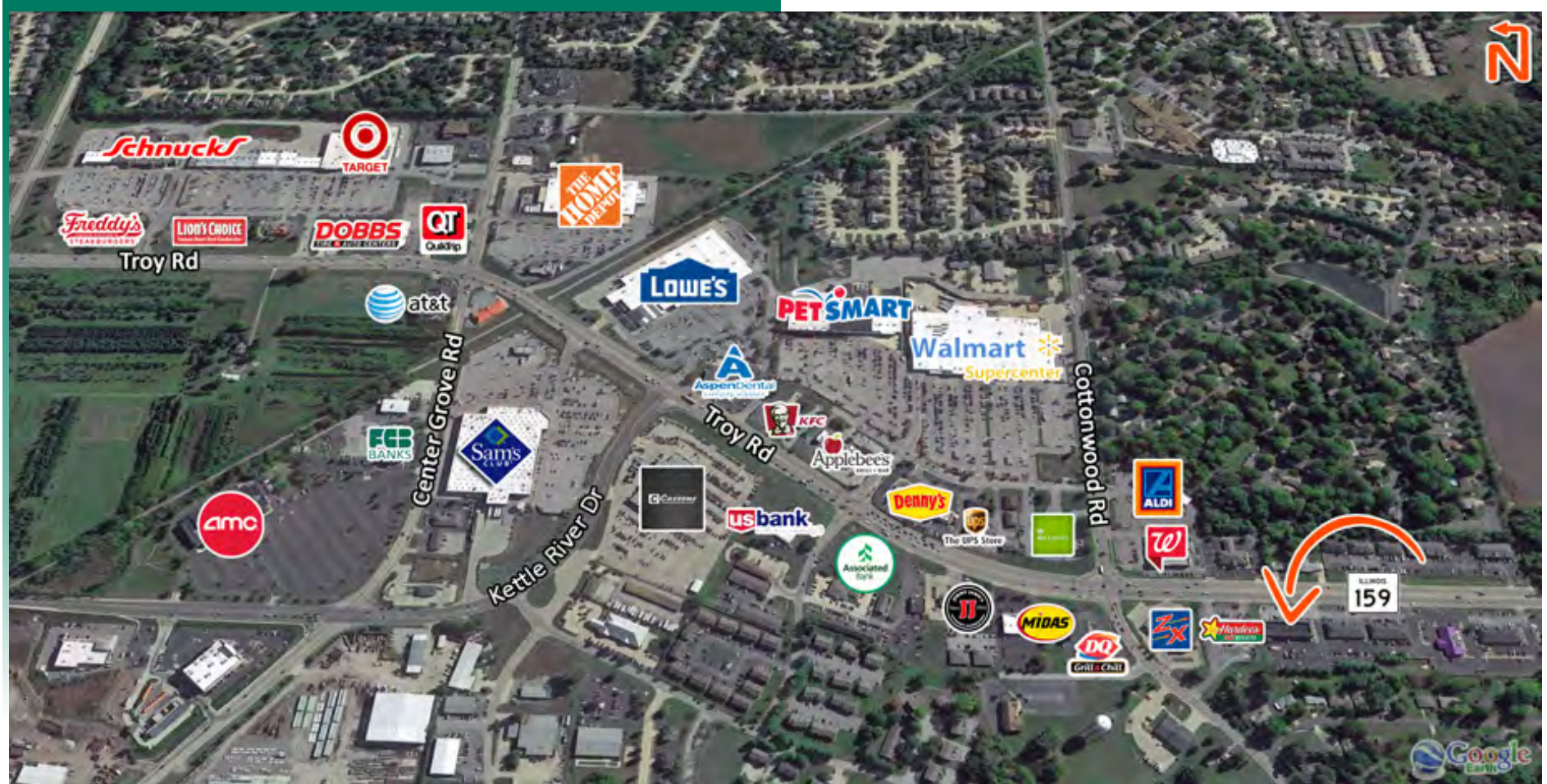
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

4211-4215 S. State Route 159, Glen Carbon, IL 62034



LOCATION OVERVIEW

Excellent exposure to IL-159 in Glen Carbon's Main Retailer Corridor. 1,192 SF in Highly visible location just 1 Mile from I-270 (Exit 12). Signage on IL Route 159 with 28,000 +/- ADT. 5 Offices & Kitchenette



IL-159, I-270

EXIT

12

OFFICE PROPERTY SUMMARY

4211-4215 S. State Route 159, Glen Carbon, IL 62034

#2451

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$17.00/SF
Lease Type: NNN
Net Charges: \$5.50

SQUARE FOOT INFO:

Building Total: 19,200 SF
Total Available: 1,192 SF
Direct Lease: 1,192 SF
Sublease: 0 SF
Office: 1,192 SF
Min Divisible: 1,192 SF
Max Divisible: 1,192 SF

LAND MEASUREMENTS:

Acres: 1.32 AC
Frontage: 225 FT
Depth: 275 FT

TRANSPORTATION:

Interstate: IL-159, I-270

STRUCTURAL DATA:

Year Built: 2005
Building Class: B
Floors: 2
Signage: YES



PROPERTY INFORMATION:

Parcel No: 14-2-15-26-01-105-065-066
County: Madison
Zoning: General Commercial
Zoning By: Glen Carbon
Complex: 159 Parkway
Parking: Shared
Surface Type: Asphalt
Traffic Count: 28,000
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$59,478
Tax Year: 2022

COMMENTS:

Improvements negotiable



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