FOR LEASE

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

1,000 SF SUITE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
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collinf@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

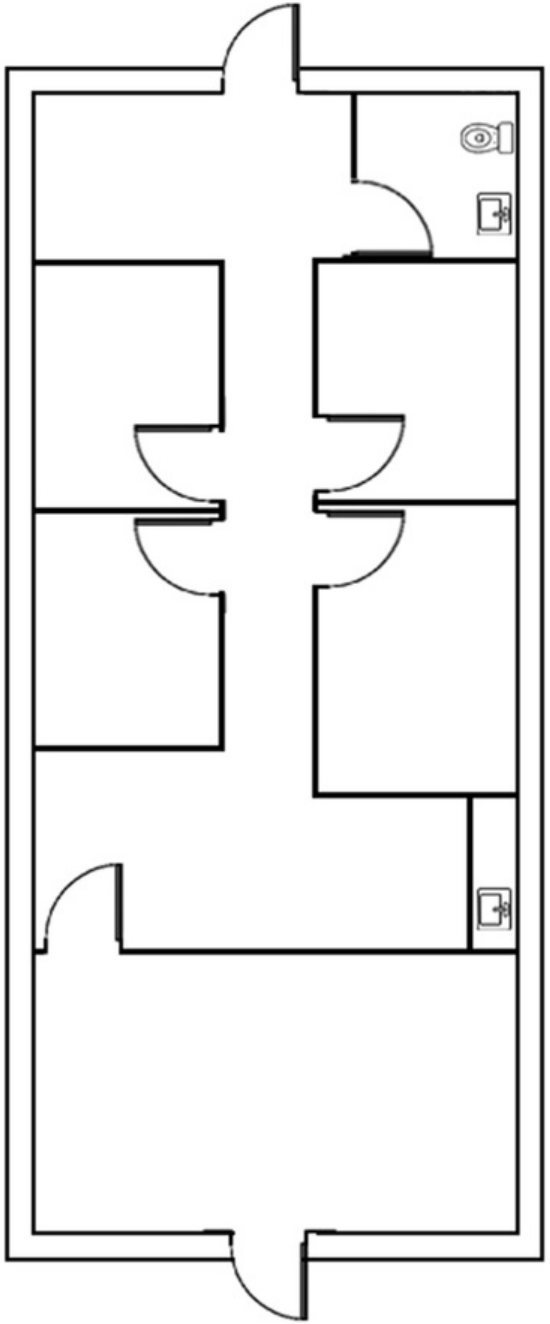
4211-4215 S. State Route 159, Glen Carbon, IL 62034

LOCATION OVERVIEW

Located on the west side of IL-159, just south of Walmart. Less than 1 mile from I-270

FLOOR PLAN

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



*Not to scale

OFFICE/RETAIL SUMMARY

4211-4215 S STATE ROUTE 159

LISTING #	2451

LOCATION DETAILS:

Parcel #	14-2-15-26-01-105-065/066
County:	IL - Madison
Zoning:	General Commercial - Glen Carbon

PROPERTY OVERVIEW:

Building SF:	19,200
Vacant SF:	1,000
Usable Sqft:	1,000
Min Divisible SF:	1,000
Max Contig SF:	1,000
Office SF:	1,000
Retail SF:	1,000
Signage:	Monument|Building
Lot Size:	1.32 Acres
Frontage:	225
Depth:	275
Parking Spaces:	97
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2005
Building Class:	B

LEASE INFORMATION:

Lease Rate:	$17.00/SF
Lease Type:	NNN
NNN Expenses:	$7.50

FINANCIAL INFORMATION:

Taxes:	$73,889.08
Tax Year:	2024

DEMOGRAPHICS:

Traffic Count:	28,000

PROPERTY DESCRIPTION:

Excellent Exposure to IL-159 in Glen Carbon's main retail corridor. Almost 30,000 ADT. Improvements negotiable.

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