

FOR LEASE

9 Junction Dr. Suite 2,
Glen Carbon, IL
62034



950 SF Professional Office Space

BARBERMURPHY

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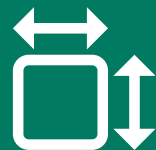


PROPERTY HIGHLIGHTS

9 Junction Dr. Suite 2, Glen Carbon, IL 62034

950 SF Professional Office Space

- Quality finish
- located among other professional businesses and retailers
- Conveniently across from Wal-Mart
- Easy access to Route 159 through lighted intersection
- Available parking in the front of the building



Frontage: 345'
Depth: 102'



Signage



Utilities



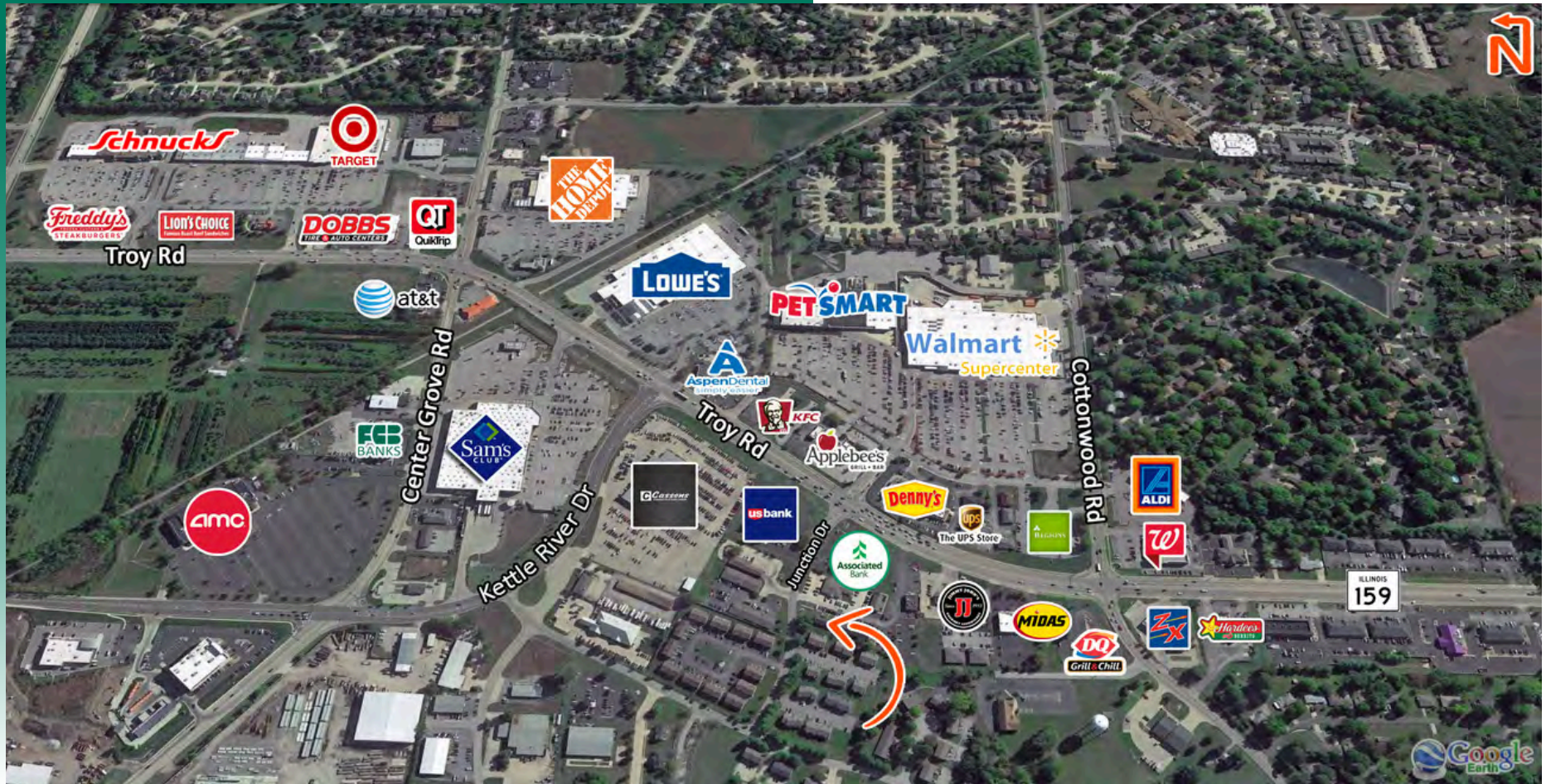
Restrooms



Zoning:
CG

AREA MAP

9 Junction Dr. Suite 2, Glen Carbon, IL 62034



LOCATION OVERVIEW

Convenient access to Rte. 159 in Glen Carbon Illinois in Professional Office Complex across from Wal-Mart with a lighted intersection. Located among other professional businesses.



Traffic Count:
4,200



Rte 159

PROPERTY PHOTOS

9 Junction Dr. Suite 2, Glen Carbon, IL 62034



ENTRANCE



ENTRYWAY HALL

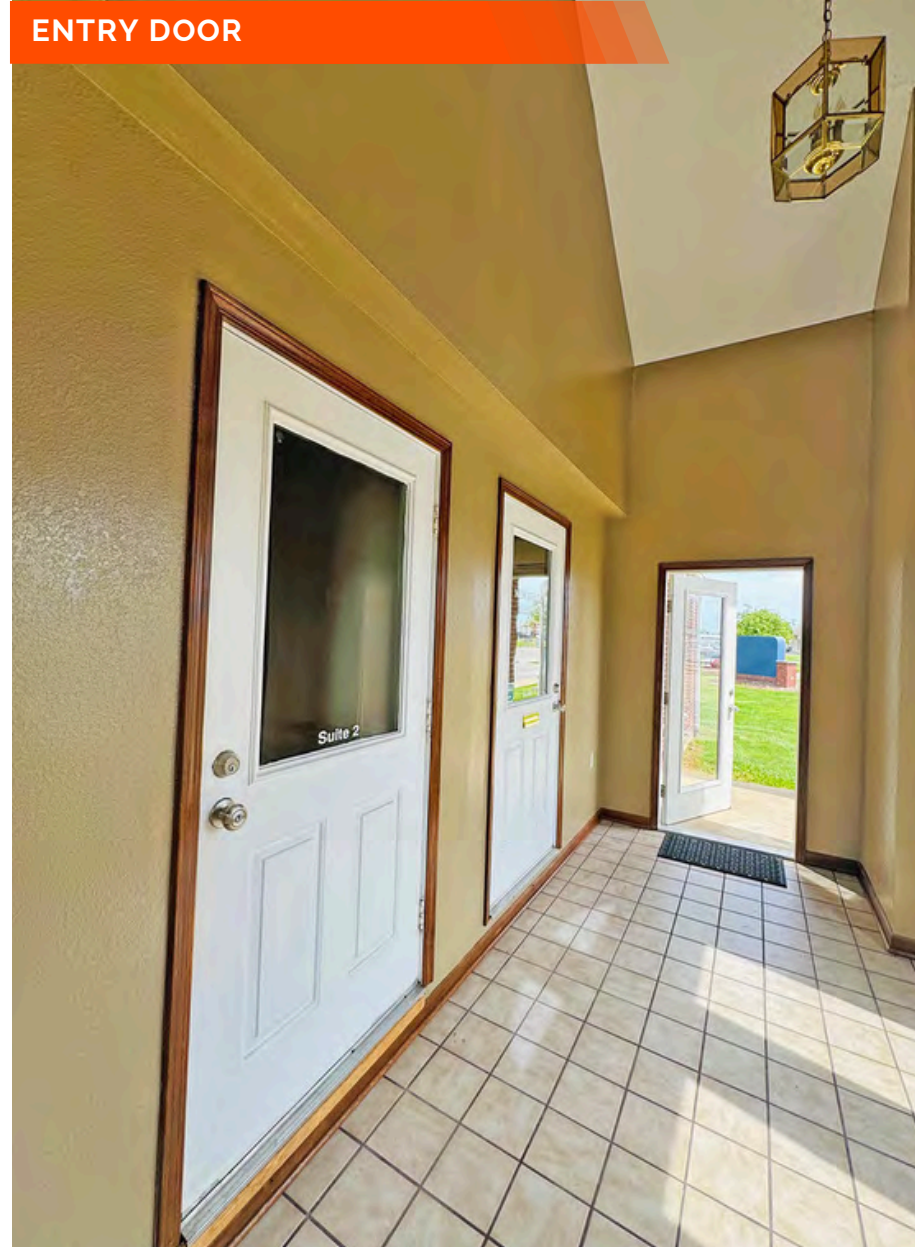
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KITCHENETTE AREA



ENTRY DOOR



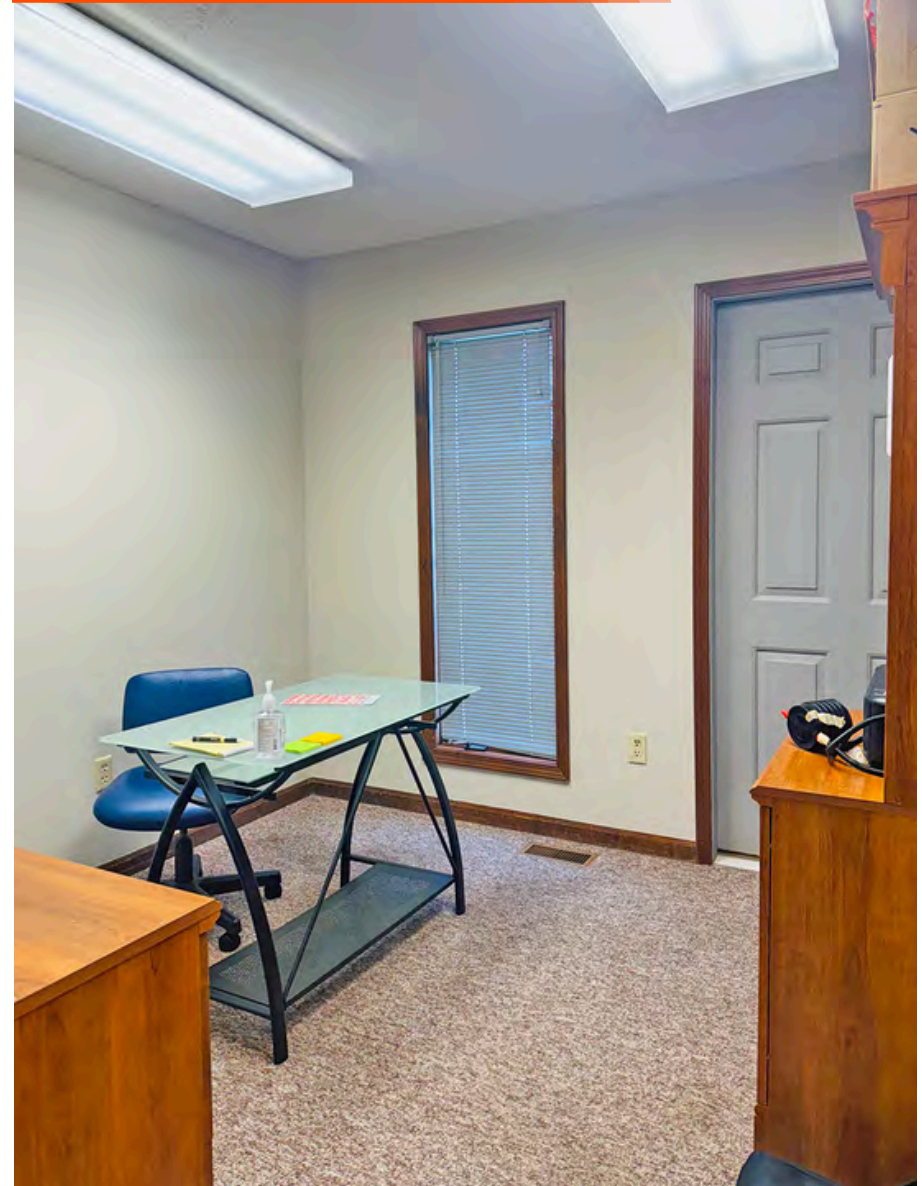
PROPERTY PHOTOS

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OFFICE SPACE 1



OFFICE SPACE 2



PROPERTY PHOTOS

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INTERIOR HALLWAY



RESTROOM



OFFICE/RETAIL PROPERTY SUMMARY

#1306

9 Junction Dr. Suite 2, Glen Carbon, IL 62034

LEASE INFORMATION:

Lease Rate per Month: \$1,250
Lease Type: Gross

SQUARE FOOT INFO:

Building Total: 8,432 SF
Direct Lease: 950 SF
Sublease: 0 SF
Office: 950 SF
Min Divisible: 950 SF
Max Contiguous: 950 SF

PROPERTY INFORMATION:

Parcel No: 14-2-15-23-03-303-006.001
County: Madison
Zoning: CG- Village of Glen Carbon
Prior Use: -
Complex: Glen Centre
Parking: Shared
Traffic Count: 4,200
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$10,996
Tax Year: -



STRUCTURAL DATA:

Year Built: 1989
Rehab Year: -
Building Class: B
Clearance Min: -
Clearance Max: -
Exterior: Brick
Floors: 1
Signage: YES

TRANSPORTATION:

Interstate: N/A
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:



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