

RATE REDUCED

FOR LEASE

5998 Redbud Ln.
Edwardsville, IL 62025



NEW CONSTRUCTION WAREHOUSE SPACE

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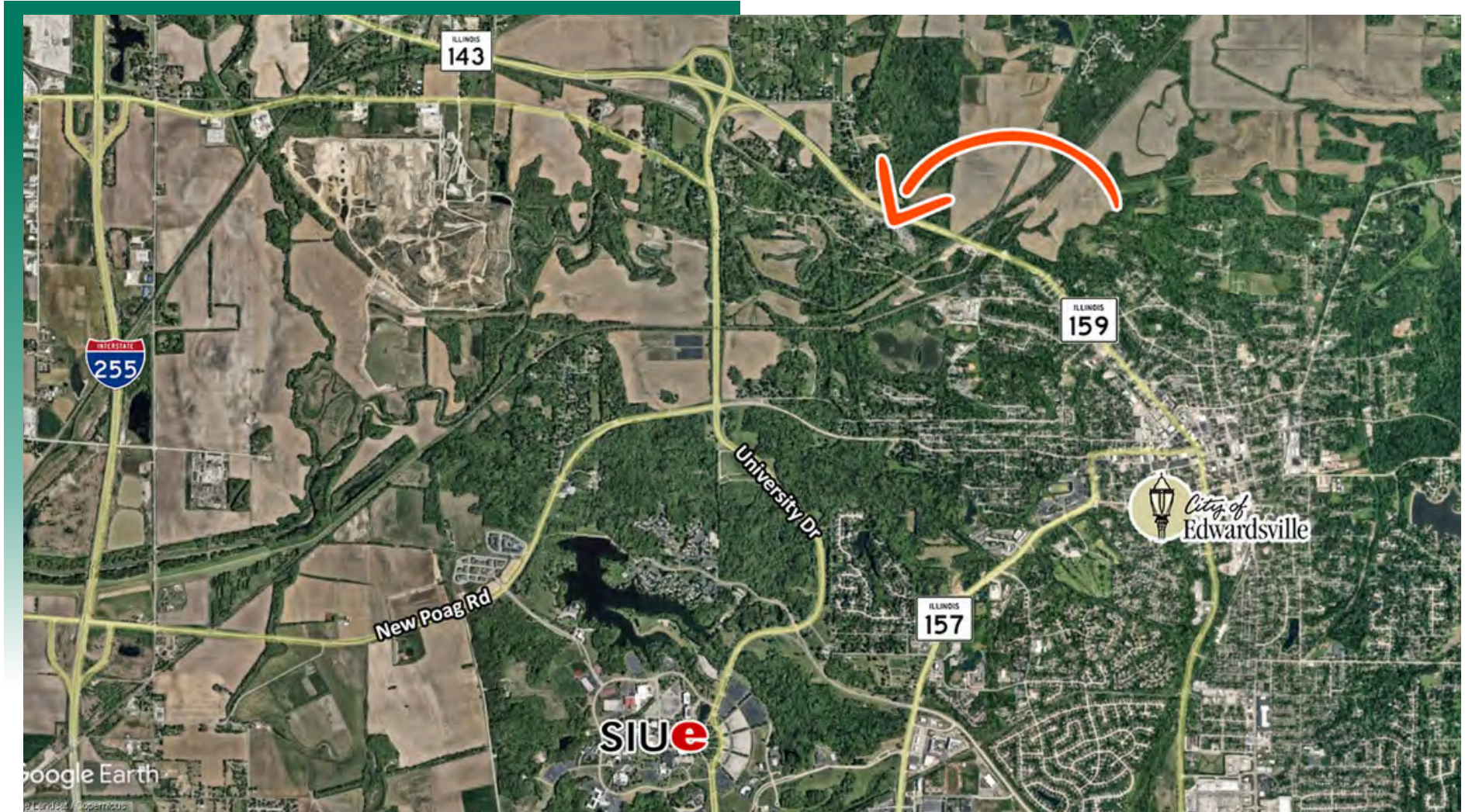
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

5998 Redbud Ln., Edwardsville, IL



LOCATION OVERVIEW

Warehouse is located right off of IL 143 / Edwardsville Rd.

Five minutes from Interstate-255, SIU Edwardsville campus and downtown Edwardsville.

PROPERTY SUMMARY

5998 Redbud Ln., Edwardsville, IL



3,600 SF warehouse space available for lease. O'Neil Construction completed the building at the end of 2024, and finishing touches were completed in February. 14' x 12' drive-in door opens to a 3,000 sf space with 16' ceilings, 5" thick concrete floor, ADA restroom, small storage room with water heater and slop sink, and a small office up front. Office, restroom, and storage have HVAC control. Two separate man-doors for access to warehouse vs office. An additional 14' x 12' door could be added. LED Lighting. Water, sewer, and trash are included in the lease rate.

PROPERTY PHOTOS

5998 Redbud Ln., Edwardsville, IL

WAREHOUSE



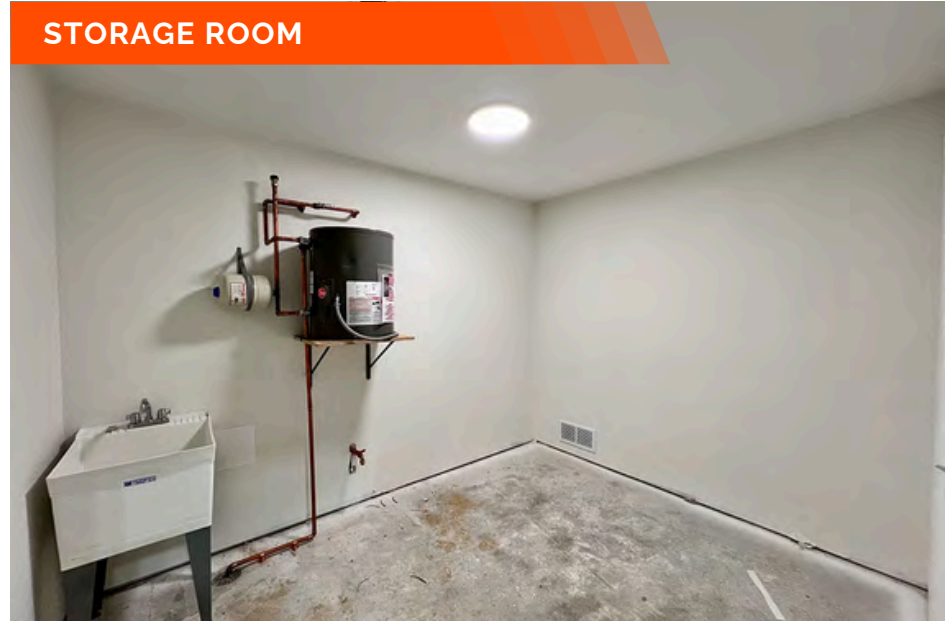
WAREHOUSE



OFFICE



STORAGE ROOM



OFFICE/RETAIL SUMMARY

5998 REDBUD LANE

LISTING # 3059

LOCATION DETAILS:

Parcel # 10,800
County: IL - Madison
Zoning: M-1 Limited Manufacturing

PROPERTY OVERVIEW:

Building SF: 10,800
Vacant SF: 3,600
Usable Sqft: 3,600
Min Divisible SF: 3,600
Max Contig SF: 3,600
Office SF: 600
Signage: Building
Lot Size: 3.60 Acres
Frontage: 294
Depth: 446
Parking Spaces: 15
Parking Surface Type: Gravel

STRUCTURAL DATA:

Year Built: 2025
Renovated: 2025
Construction Type: Metal, Wood Frame



LEASE INFORMATION:

Lease Rate: \$9.17/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$3,986.68
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 7950

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