

FOR LEASE

9 Junction Dr.
Suite 7 & 8
Glen Carbon, IL
62034



1,100 SF - 2,200 SF PROFESSIONAL OFFICE SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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PROPERTY INFORMATION

9 Junction Dr., Glen Carbon, IL 62034



**1,100 SF - 2,200 SF
Professional Office
Space**

Quality finish

Located among other
professional businesses and
retailers

Shared parking lot

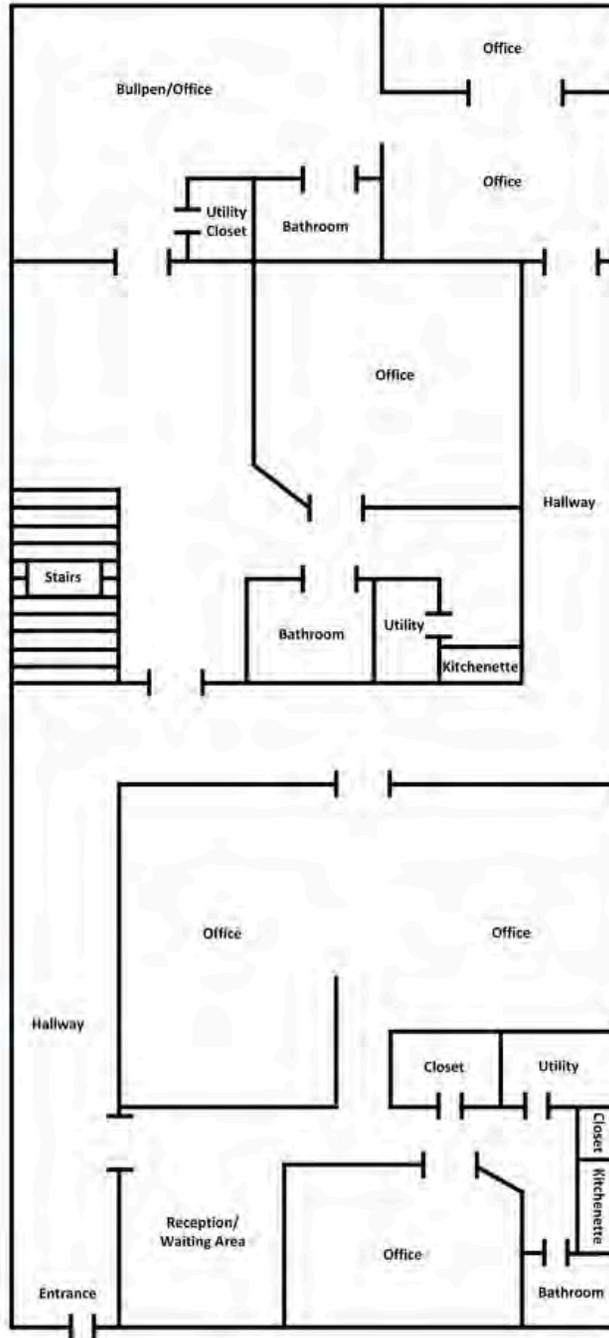


**LEASE RATE: \$1,350 -
\$2,700/month, Gross**

FLOORPLAN

9 Junction Dr., Glen Carbon, IL 62034

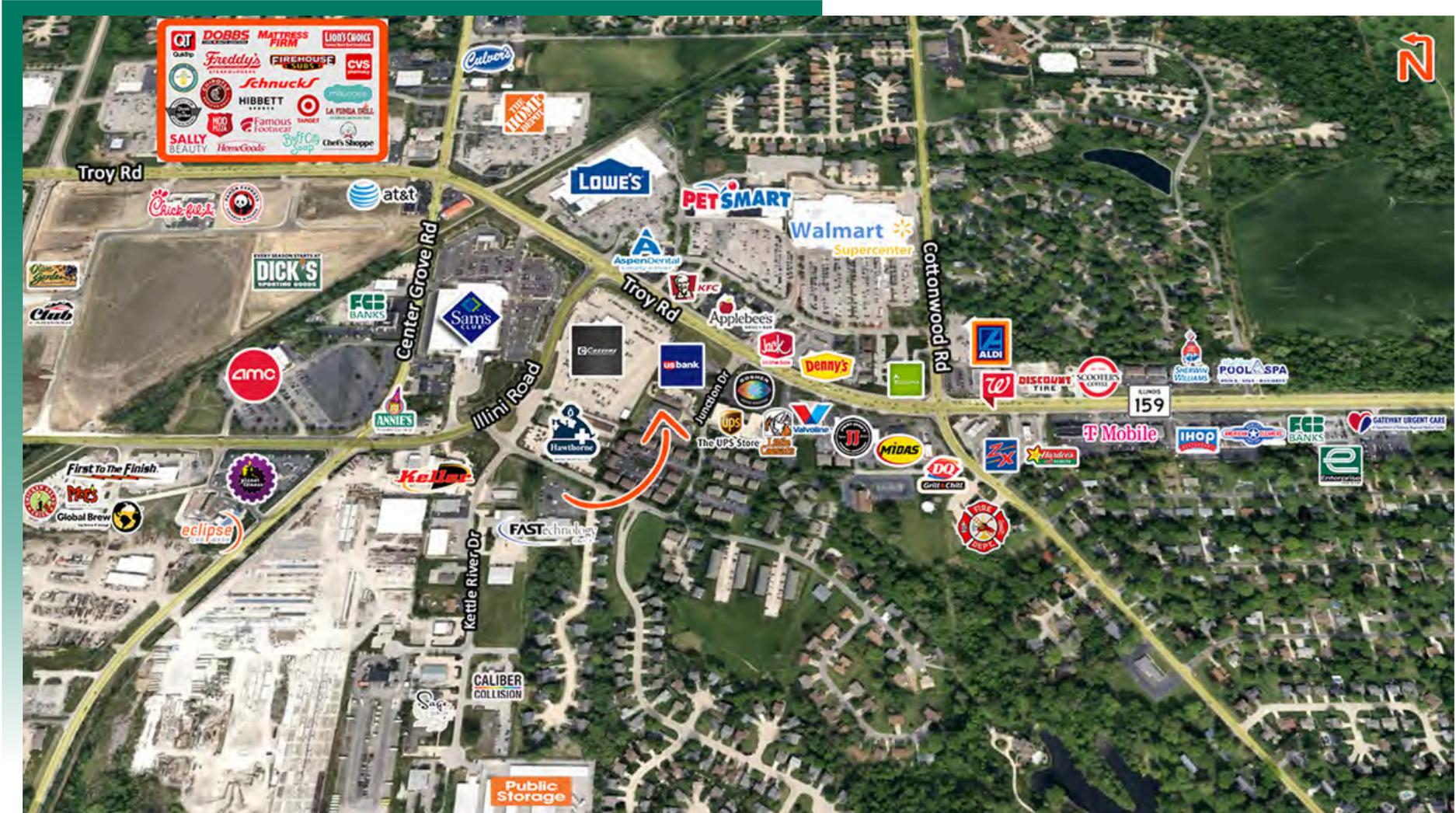
Suite 8
1,100 SF



Suite 7
1,100 SF

AREA MAP

9 Junction Dr., 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

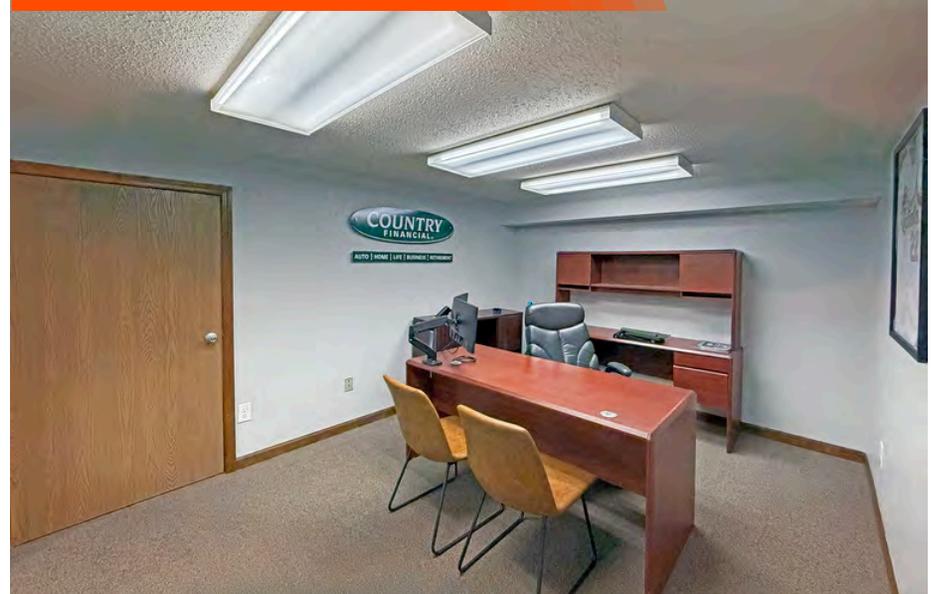
PROPERTY PHOTOS - SUITE 7

9 Junction Dr. Glen Carbon, IL 62034

WAITING AREA



OFFICE



OFFICE



OFFICE



PROPERTY PHOTOS - SUITE 8

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STAIRWAY



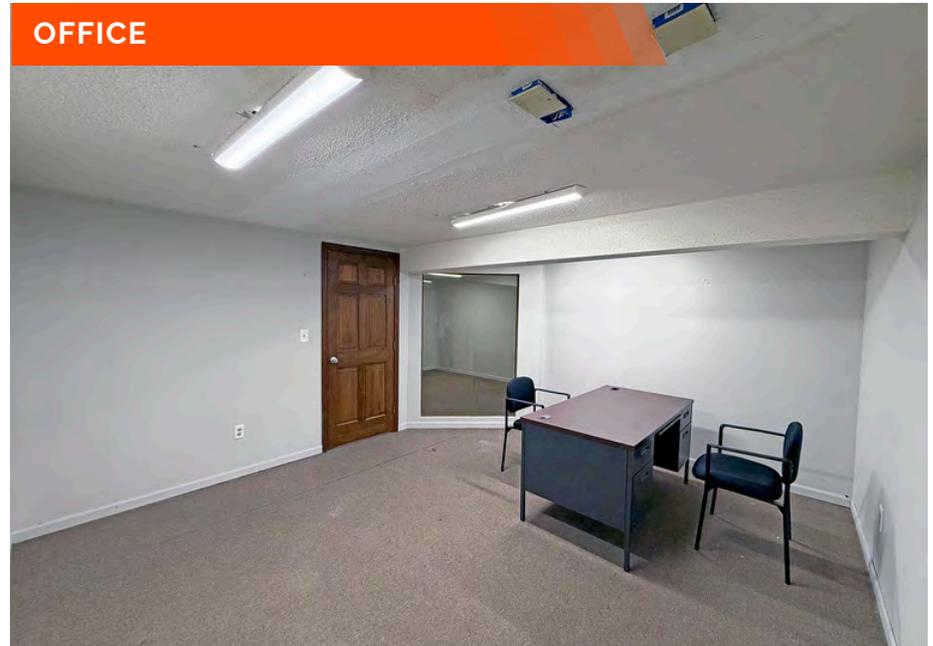
LOBBY



OFFICE



OFFICE



OFFICE/RETAIL SUMMARY

9 JUNCTION DR. SUITE 7 & 8

LISTING # 1306

LOCATION DETAILS:

Parcel # 14-2-15-23-03-303-006.001
County: IL - Madison
Zoning: CG - Village of Glen Carbon

PROPERTY OVERVIEW:

Building SF: 8,432
Vacant SF: 2,200
Usable Sqft: 2,200
Min Divisible SF: 1,100
Max Contig SF: 2,200
Signage: Available- Marquee
Lot Size: 0.55 Acres
Frontage: 345
Depth: 102
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1989
Building Class: B



LEASE INFORMATION:

Lease Rate: \$1,350 - \$2,700/Month
Lease Type: Gross

DEMOGRAPHICS:

Traffic Count: 4,200

Property Description

Professional office space containing +/- 1,100 - 2,200 SF with quality finishes. Located among other professional businesses.

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