

FOR SALE -AND- LEASE

2413 Corporate Center
Granite City, IL 62040



10,603 SF TURN-KEY CHILDCARE FACILITY

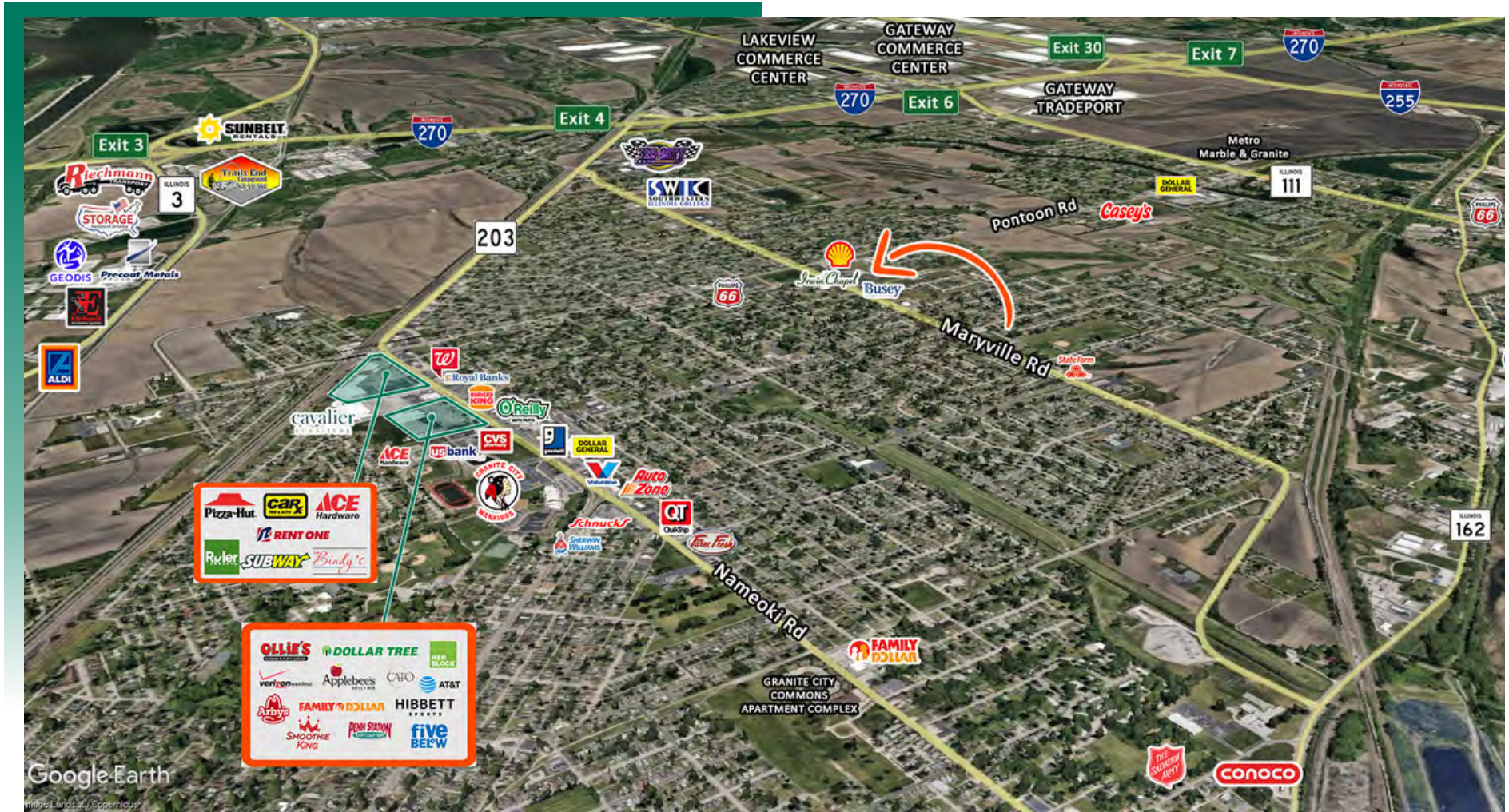
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AREA MAP

2413 Corporate Center, Granite City, IL 62040

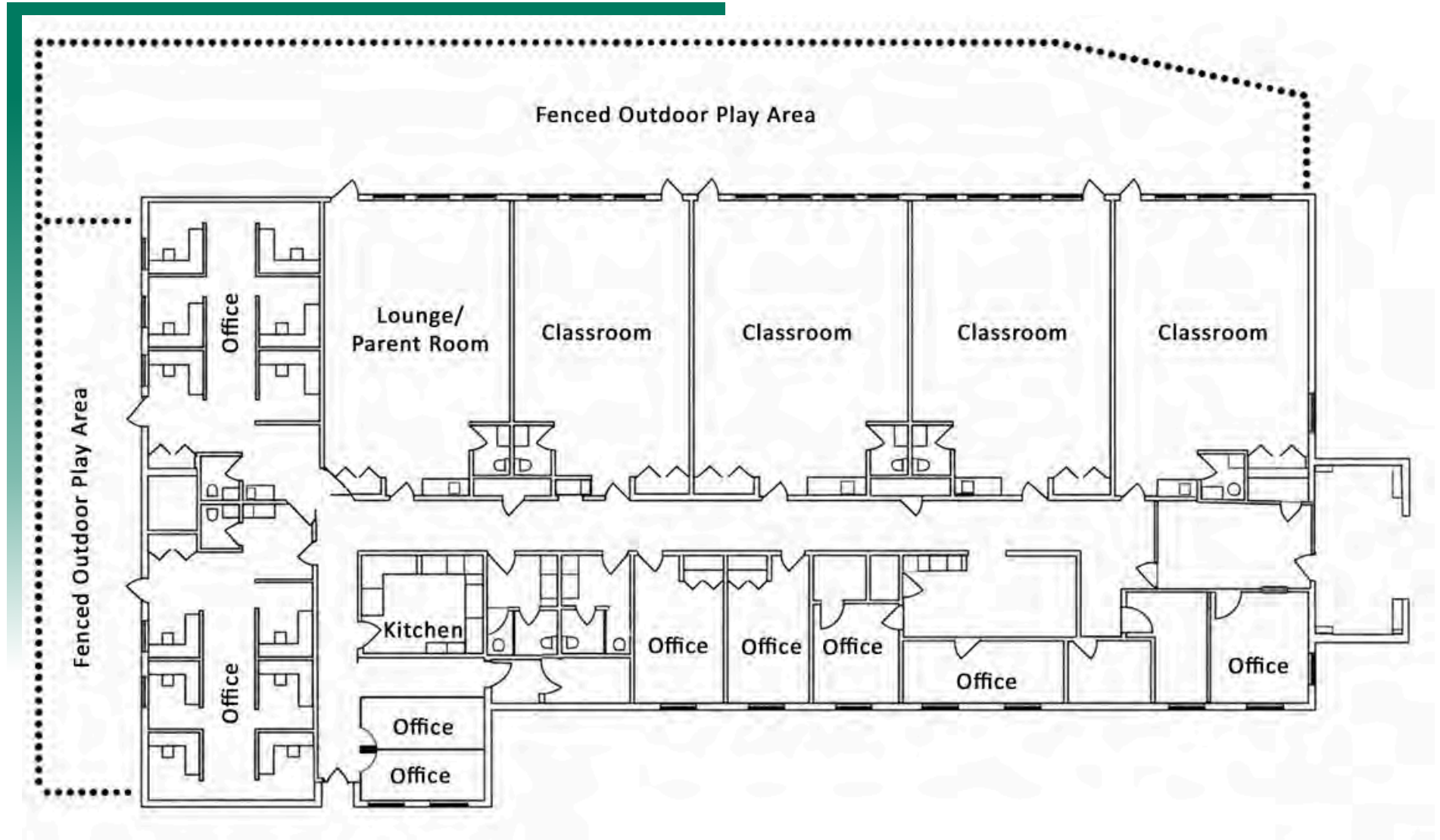


LOCATION OVERVIEW

2413 Corporate Center is located within a well-established professional office park in Granite City, Illinois, a key suburb of the St. Louis Metro East. The property offers excellent regional accessibility with convenient proximity to Interstate 270 and quick connections to I-55, I-64, I-70, and I-255, providing efficient access throughout the greater St. Louis metropolitan area. Positioned near complementary office, service, and commercial uses, the location supports a wide range of professional, medical, and corporate tenants and is approximately 15 minutes from downtown St. Louis.

FLOOR PLAN

2413 Corporate Center, Granite City, IL 62040



*Not to scale

PROPERTY PHOTOS

2413 Corporate Center, Granite City, IL 62040

CLASSROOM



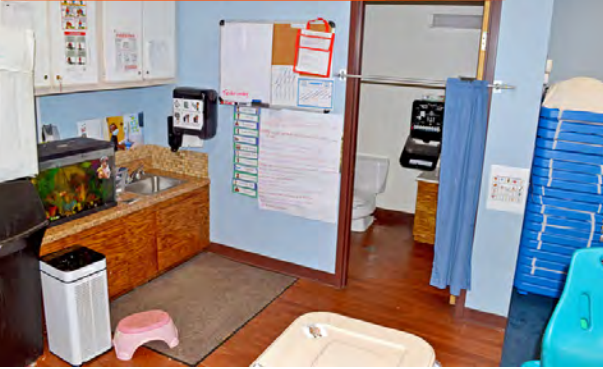
CLASSROOM WASH AREA



CLASSROOM



CLASSROOM WASH AREA



CLASSROOM



LOBBY



RECEPTION



CONFERENCE ROOM



HALLWAY



PROPERTY PHOTOS

2413 Corporate Center, Granite City, IL 62040

OFFICES



OFFICE



OFFICE



OFFICE



OFFICE



KITCHEN



KITCHEN



KITCHEN SINK



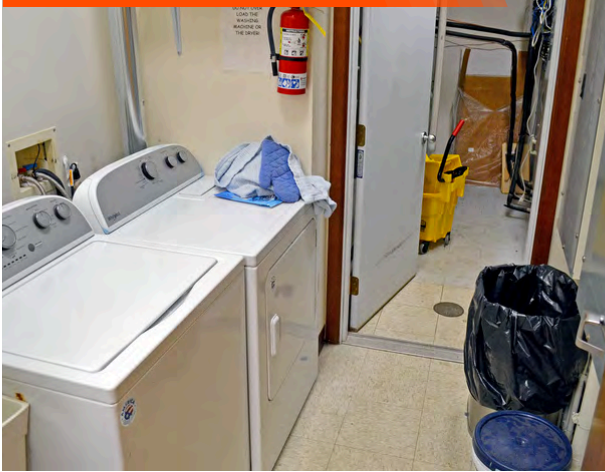
KITCHEN FREEZER



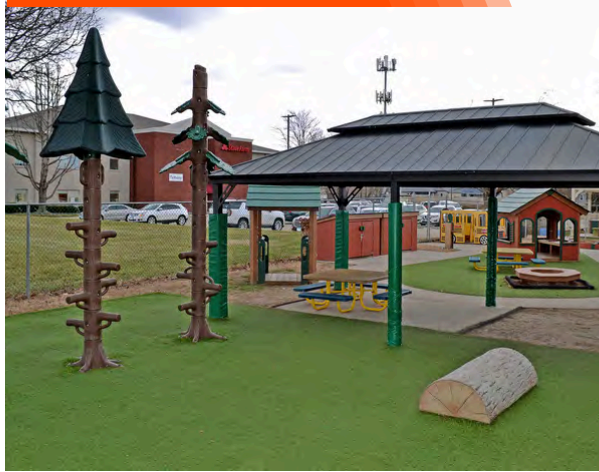
PROPERTY PHOTOS

2413 Corporate Center, Granite City, IL 62040

WASHER/DRYER



PLAYGROUND



PLAYGROUND



FENCED OUTDOOR PLAY AREA



ENCLOSED OUTDOOR SEATING



PARKING



10,608 SF purpose-built child care facility available July 1, 2026, as current tenant relocates. Turn-key building with fenced outdoor play area in a well-kept, quiet office park setting. Rare opportunity for continued child care use. Property has professionally installed signage to highlight business

SALE PRICE: \$900,000

LEASE RATE: \$15.00/SF, NNN

SAFETY & SECURITY

2413 Corporate Center, Granite City, IL 62040

FULLY SECURED CAMPUS

✓ Entire Property Enclosed

- A fully fenced campus for a safe, controlled environment

✓ Electronic Security Fencing

- Automated fencing secures the entire site

PROTECTED OUTDOOR PLAY AREA

✓ Enclosed Playgrounds

- Large, fully fenced areas for safe, fun play

✓ Private & Secure Environment

- Perimeter fencing ensures a safe and secure outdoor area

CONTROLLED BUILDING ACCESS

✓ Secured Entry Doors

- Access for authorized staff and parents only

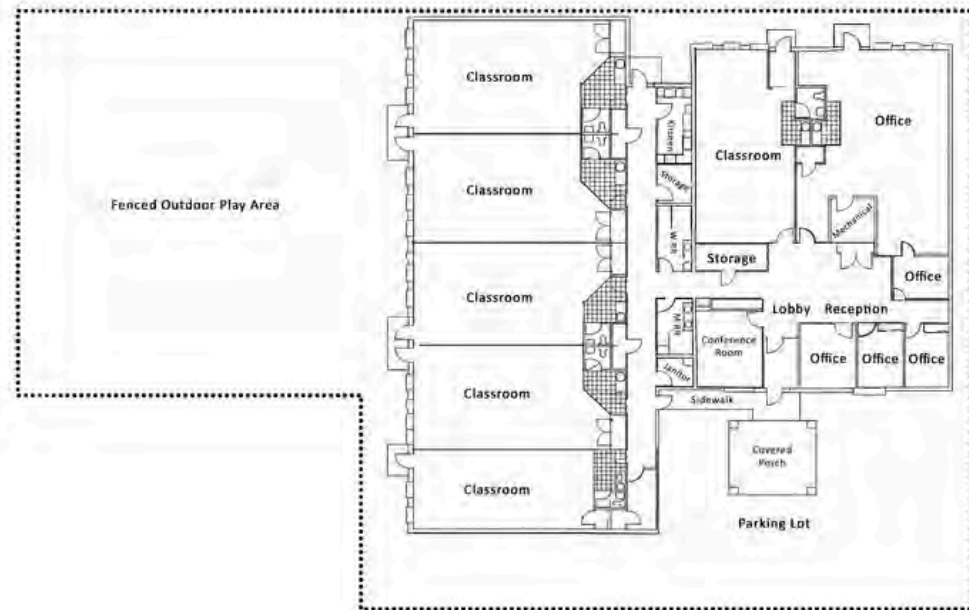
✓ Individual Classroom Exit Doors

- Each classroom has its own emergency exit supporting efficient emergency procedures



ADDITIONAL CHILDCARE FACILITY

1249 20th St., Granite City, IL 62040



**1249 20th St.,
Granite City, IL 62040**

- 10,534 SF
- Turn-Key
- Available July 1, 2026
- Reception/drop-off, office space, classrooms, kitchen, outdoor playground

SALE PRICE: \$700,000

LEASE RATE: \$14.00/SF, NNN

OFFICE/RETAIL PROPERTY SUMMARY

2413 CORPORATE CENTER

LISTING # 3197

LOCATION DETAILS:

Parcel #: 22-2-20-09-07-201-026
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 10,603
Min Divisible SF: 10,603
Max Contig SF: 10,603
Office SF: 10,603
Signage: Yes
Lot Size: 2.42 Acres
Frontage: 250
Depth: 220
Parking Spaces: 54
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2000
Building Class: B
Ceilings: 9'
Construction Type: Brick, Mixed

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$900,000
Price / SF: \$84.88
Lease Rate: \$15.00/SF
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$24,432.32
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 6850

PROPERTY DESCRIPTION:

10,608 SF child care facility. Current tenant is relocating and building will be vacated by July 1, 2026. Purpose-built specialized child care facility with fenced outdoor play area. Well-kept, quiet office park setting. Rare turn-key building for child care operation.

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