

FOR LEASE

195-199 Hwy 40
Troy, IL 62294



MAIN AND LOWER LEVEL SPACES

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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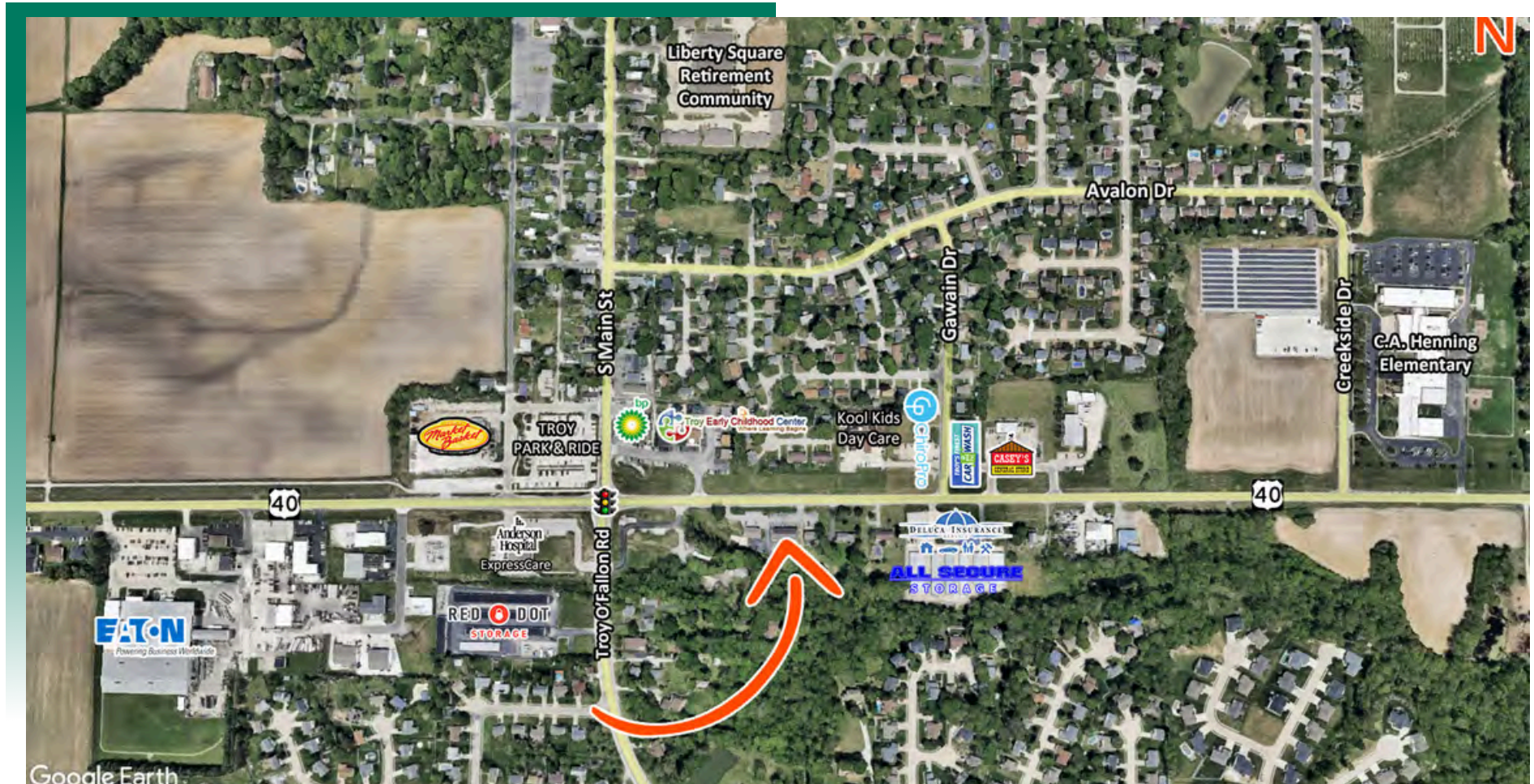
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

195-199 U.S. Hwy 40, Troy, IL 62294



LOCATION OVERVIEW

- Positioned on the main east-west commercial corridor through Troy.
- Strong visibility to daily commuter traffic traveling between Troy, Collinsville, Highland, and St. Jacob.
- Quick access to I-55/70, typically less than 0.5 miles.

SPACE DESCRIPTION

SUITE 199 - MAIN LEVEL SPACE



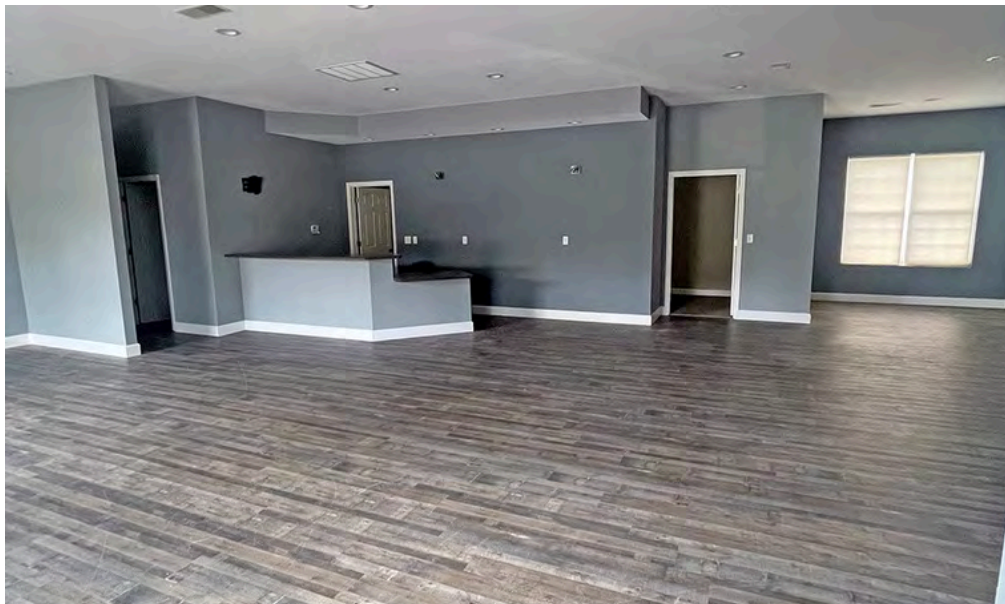
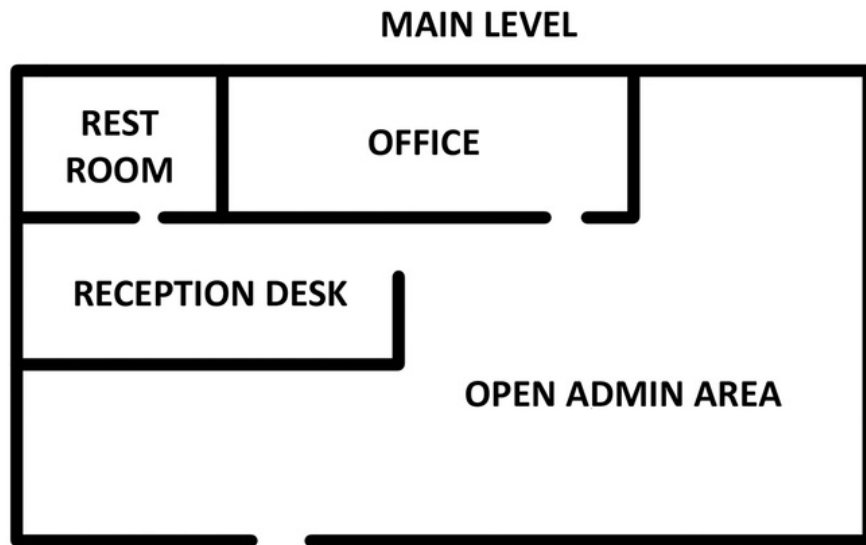
1,600 SF main-level space featuring a reception area, private office, restroom, and large open admin area.
Building and monument signage available.
Building faces Hwy 40 in a heavily trafficked area with 14,500 ADT.

LEASE RATE: \$15.00/SF, Net

IMAGES/FLOOR PLAN

SUITE 199 - MAIN LEVEL SPACE

*Not to scale



SPACE DESCRIPTION

SUITE 195 - LOWER LEVEL SPACE



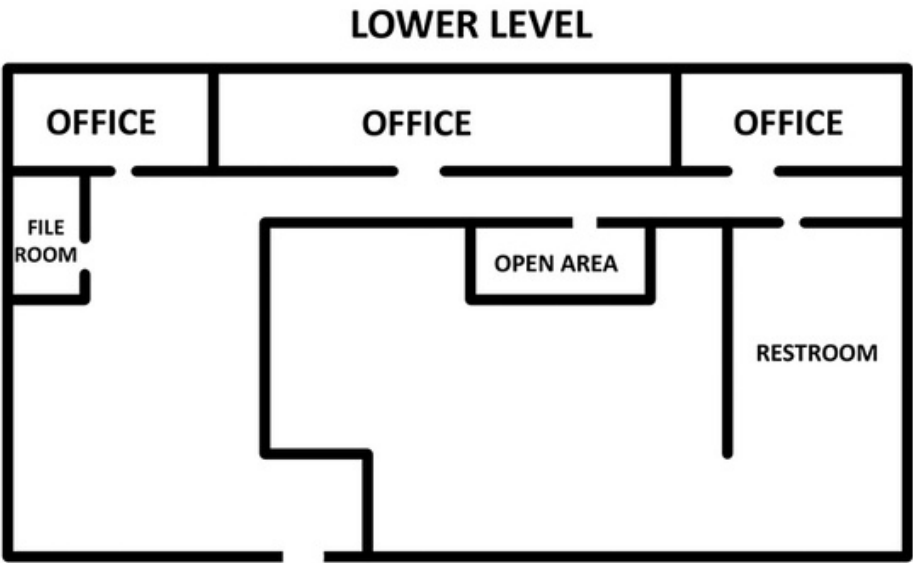
1,350 SF lower-level space features a reception area, (3) private offices, file room and restroom. Private entrance from the lower level parking area.

LEASE RATE: \$13.00/SF, Net

IMAGES/FLOOR PLAN

SUITE 195 - LOWER LEVEL SPACE

*Not to scale



OFFICE/RETAIL SUMMARY

195-199 U.S. HWY 40, TROY, IL 62294

LISTING # 3288

LOCATION DETAILS:

Parcel # 8,064
County: IL - Madison
Zoning: C-3

PROPERTY OVERVIEW:

Building SF: 8,064
Vacant SF: 2,950
Usable Sqft: 2,950
Min Divisible SF: 1,350
Office SF: 2,950
Retail SF: 2,950
Signage: marquis
Lot Size: 0 SF
Frontage: 132
Depth: Varies
Parking Spaces: 30
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2006
Renovated: 2025
Ceilings: 10'



LEASE INFORMATION:

Lease Rate: \$13-\$15/SF
Lease Type: Net

DEMOGRAPHICS:

Traffic Count: 14,500

Property Description

Single-story, with walkout basement, multi-tenant commercial building along US-40, typically used for retail, service, or small office suites, with high traffic exposure and convenient access to both I-55/I-70 and the Troy business district. Shared parking lot with direct front-door access, Monument or building signage facing US-40



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