

FOR LEASE

2341 Plum St.,
Edwardsville, IL 62025



OFFICE/SHOWROOM/FLEX SPACE

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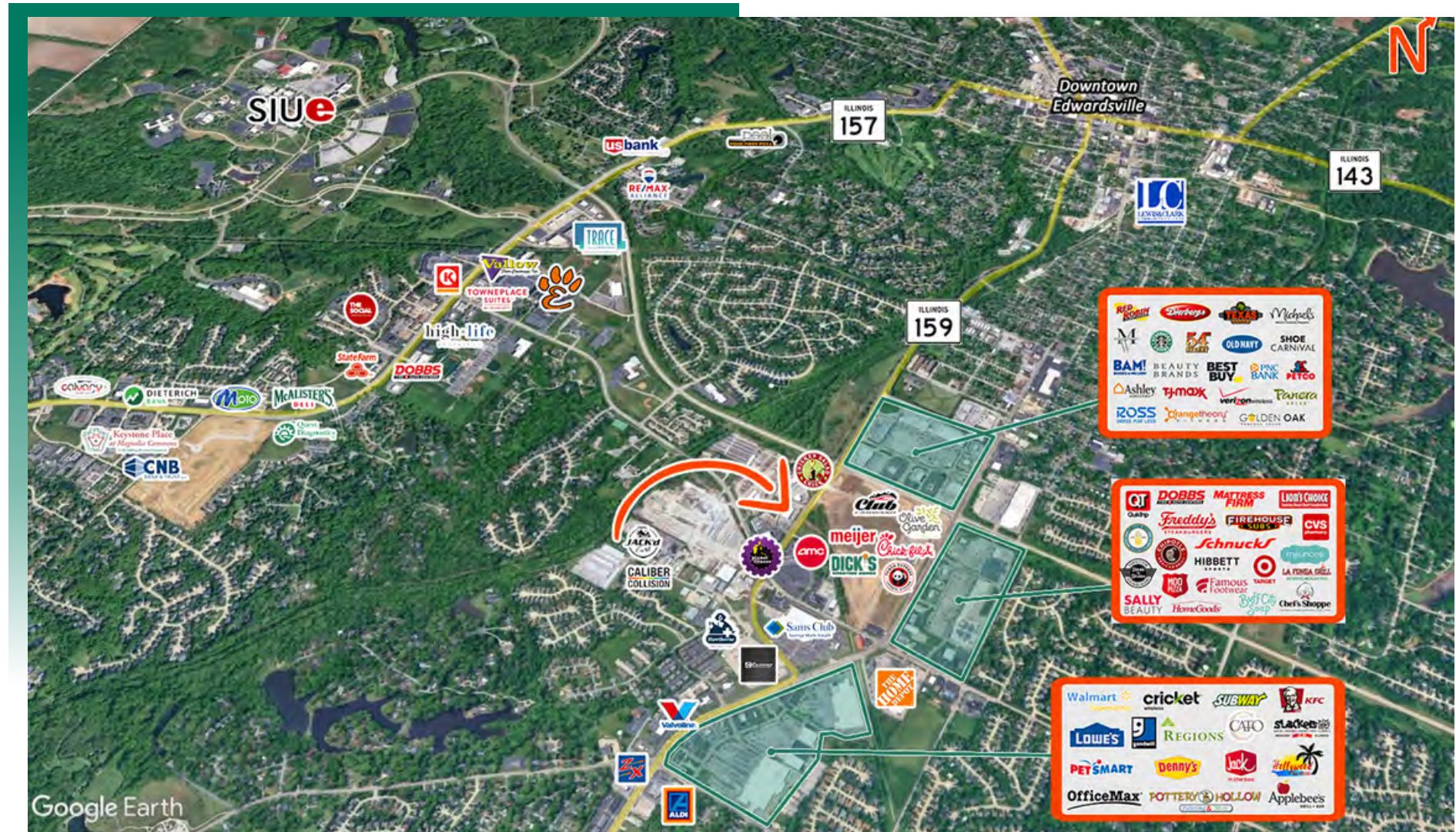
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

2341 Plum St., Edwardsville, IL 62025

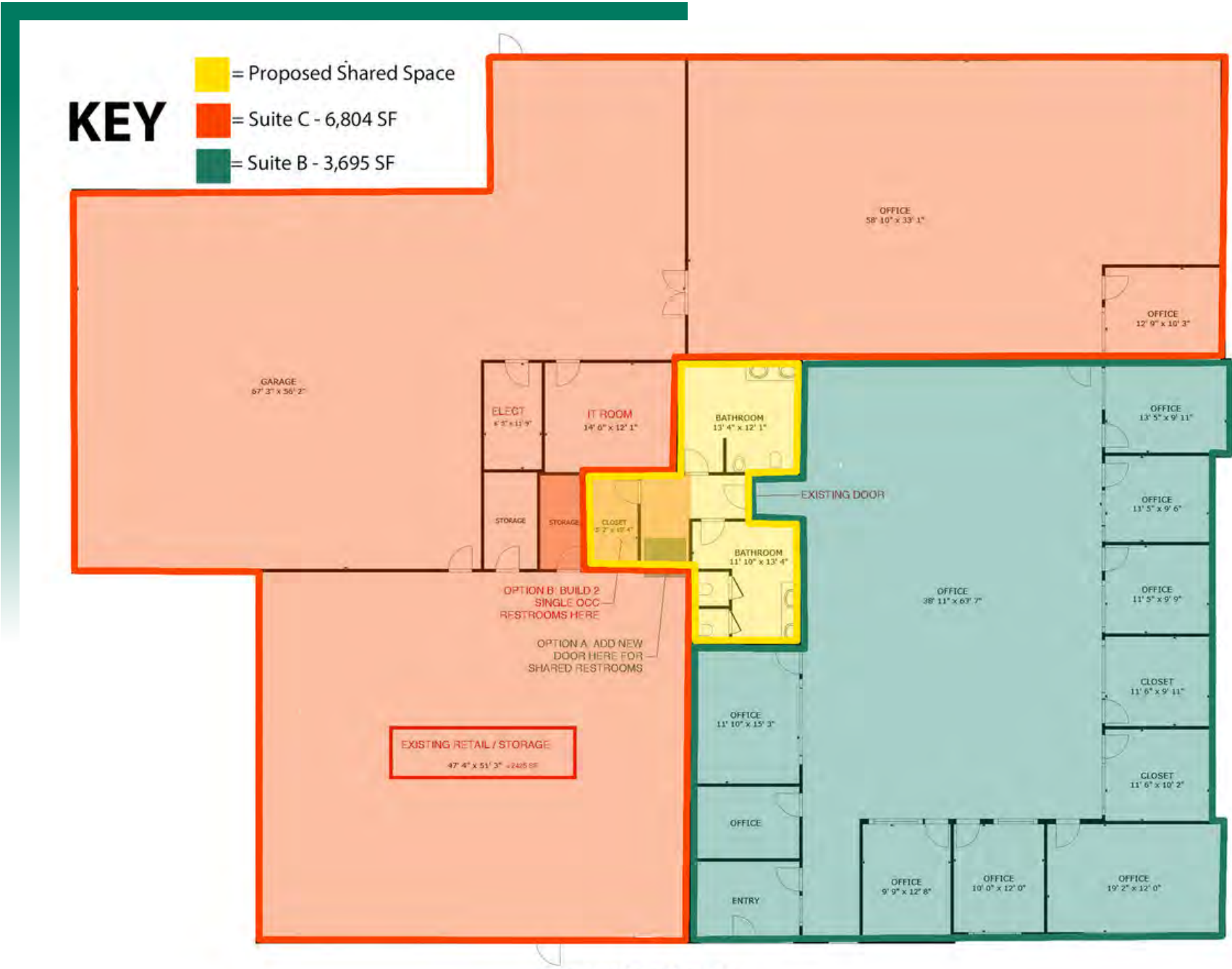


LOCATION OVERVIEW

Located in the heart of the thriving Edwardsville/Glen Carbon market, this site offers outstanding access to the Metro East and greater St. Louis region. The site is less than 10 minutes from I-270/I-255, Downtown Edwardsville, and SIUE, with convenient connections to I-55, I-70, and Illinois Routes 143, 157, and 159. Edwardsville remains one of the Metro East's premier growth communities, supported by strong demographics, highly rated schools, SIUE, expanding residential development, and continued commercial investment along the I-55 corridor

FLOOR PLAN

2341 Plum St., Edwardsville, IL 62025



*Not to scale

SUITE B - PROPERTY PHOTOS & INFORMATION

2341 Plum St., Edwardsville, IL 62025

BULLPEN



BULLPEN



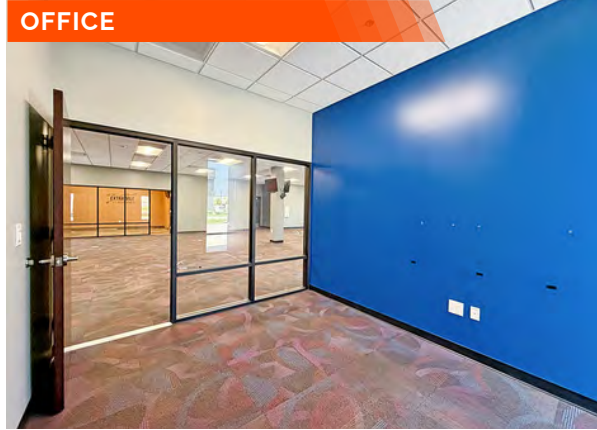
CONFERENCE ROOM



OFFICE



OFFICE



KITCHENETTE



----- 3,695 SF -----

Large open bullpen/work area

7 private offices

Corner conference room

Kitchenette / employee lounge

Vestibule entrance

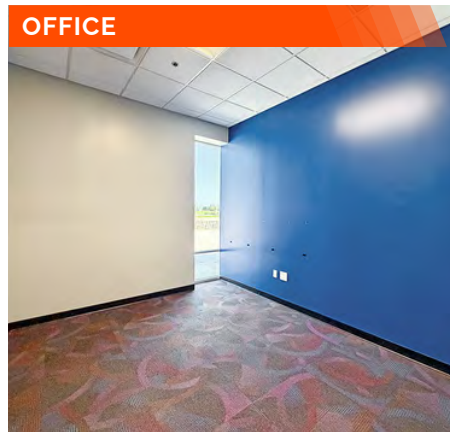
Floor-to-ceiling glass in exterior rooms

High-end finishes throughout

Professional, modern layout

SUITE C - PROPERTY PHOTOS & INFORMATION

2341 Plum St., Edwardsville, IL 62025



----- 6,804 SF -----

Large front showroom

2 changing rooms

Fully climate-controlled
warehouse

Manufacturing /
production area

1 private office

10' x 10' overhead door

15' clear height

Double doors separate
warehouse & production
areas

PROPERTY PHOTOS & INFORMATION

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DOCK DOOR



Space Overview

- 10,499 SF combined office/showroom/flex space
- Suites can accommodate a variety of office, showroom, production, and flex users

Building Features

- Wet-pipe sprinkler system throughout
- 3-phase power
- Shared restrooms and janitor's closet can be demised if suites are separated

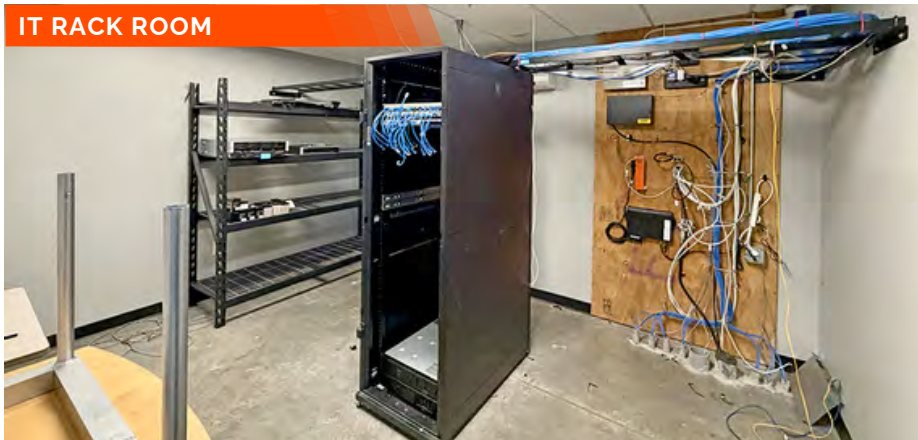
Potential Uses

- Medical laboratories & testing
- Pharmaceutical compounding
- Athletic equipment & apparel sales/manufacturing
- Tool & die shop
- Textile manufacturing
- Other showroom, flex, and light-production uses

OVERHEAD DOOR



IT RACK ROOM



3D WALK-THROUGH

OFFICE/RETAIL SUMMARY

2341 PLUM ST., EDWARDSVILLE, IL 62025

LISTING # 3312

LOCATION DETAILS:

Parcel # 14-2-15-23-00-000-020-001
County: IL - Madison
Zoning: M-1 Light Manufacturing

PROPERTY OVERVIEW:

Building SF: 16,117
Vacant SF: 10,499
Usable Sqft: 16,117
Min Divisible SF: 3,695
Max Contig SF: 10,499
Office SF: 6,804
Retail SF: 6,804
Signage: Building
Lot Size: 2.92 Acres
Frontage: 415
Depth: 191
Parking Spaces: 60
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2016
Renovated: 2016
Building Class: A
Ceilings: 10'-15'
Construction Type: Concrete, Exterior - Block



LEASE INFORMATION:

Lease Rate: \$21.00/SF
Lease Type: NNN
NNN Expenses: \$6.77

FINANCIAL INFORMATION:

Taxes: \$87,911.72
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 10,800

PROPERTY DESCRIPTION:

Combined 10,499 SF office/showroom/ flex space available for lease. Suite B (3,695 SF) features a large open bullpen, surrounded by 7 offices, a corner conference room, a kitchenette/employee lounge, and a vestibule entrance. All exterior rooms are floor-to-ceiling glass with high-end finishes. Suite C (6,804 SF) features a large showroom space in front with two changing rooms, a large, fully climate-controlled warehouse, and manufacturing/production space on the back side with one private office. Warehouse and manufacturing/production areas are separated by double doors. 10 X 10 OHD opens directly into the warehouse space with a 15-foot clear height. Wet pipe sprinkler system throughout both suites. Restrooms and the janitor's closet will be demised for shared space if suites are separated. 3-phase power. Potential uses for this space include: medical laboratories and testing, pharmaceutical product (compounding only), sales and manufacturing of athletic equipment and apparel, tool and die shop, textile manufacturing, and much more.



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