

FOR LEASE

**1300 Schaefer Rd.
Granite City, IL 62040**



OFFICE/RETAIL SUITES RANGING FROM 1,200-9,600 CONTIGUOUS SF

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johne@barbermurphy.com



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.

SUITE DETAILS

1300 Schaefer Rd., Granite City, IL 62040



Suite C: 1,200 SF

Suite D: 1,300 SF (turn-key spa)

Suite E: 1,200 SF

Suite G: 1,600 SF

Suite I: 2,400 SF

Suites J-M: 5,600 SF (medical space)

NNN Leases

Contact Broker for Rates

(6) SUITES AVAILABLE

Join Game Stop, Factory Direct Mattress & Furniture and Botavi Wellness.

Surrounding National Retailers include: Walmart, Aldi and Multiple Car Dealerships.

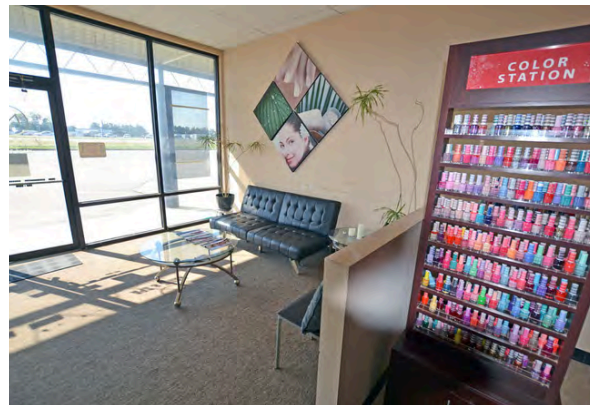
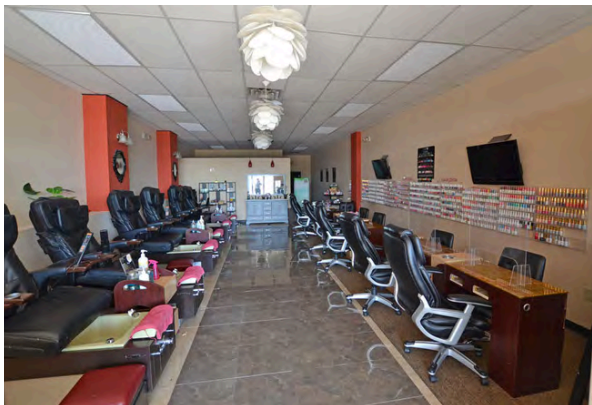
Fronts IL Route 3 offering high visibility for your business.

SUITE D

1300 Schaefer Rd., Granite City, IL 62040



Suite D
1,300 SF
Turn-Key Spa



OFFICE/RETAIL SUMMARY

1300 SCHAEFER ROAD

LISTING # 1552

LOCATION DETAILS:

Parcel # 24,800
County: IL - Madison
Zoning: C-5 - Granite City

PROPERTY OVERVIEW:

Building SF: 24,800
Vacant SF: 13,300
Usable Sqft: 13,300
Min Divisible SF: 1,200
Max Contig SF: 9,600
Office SF: 13,300
Retail SF: 13,300
Parking Spaces: 112
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2000
Renovated: 2022
Ceilings: 9'-10'



LEASE INFORMATION:

Lease Rate: Contact Broker
Lease Type: NNN
NNN Expenses: \$5.80

DEMOGRAPHICS:

Traffic Count: 12,000 on IL-3

PROPERTY DESCRIPTION:

Join Game Stop, Factory Direct Mattress & Furniture, and Botavi Wellness. Suite D is a turn key nail spa.