

FOR LEASE

2421 Corporate Center Dr.
Granite City, IL 62040



TWO PROFESSIONAL OFFICE SUITES

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

2421 Corporate Center Dr., Granite City



LOCATION OVERVIEW

Located off Maryville Rd. in a professional office park in Granite City, Illinois, this location offers easy access to major highways, including Interstate 270, making it convenient for both employees and clients.

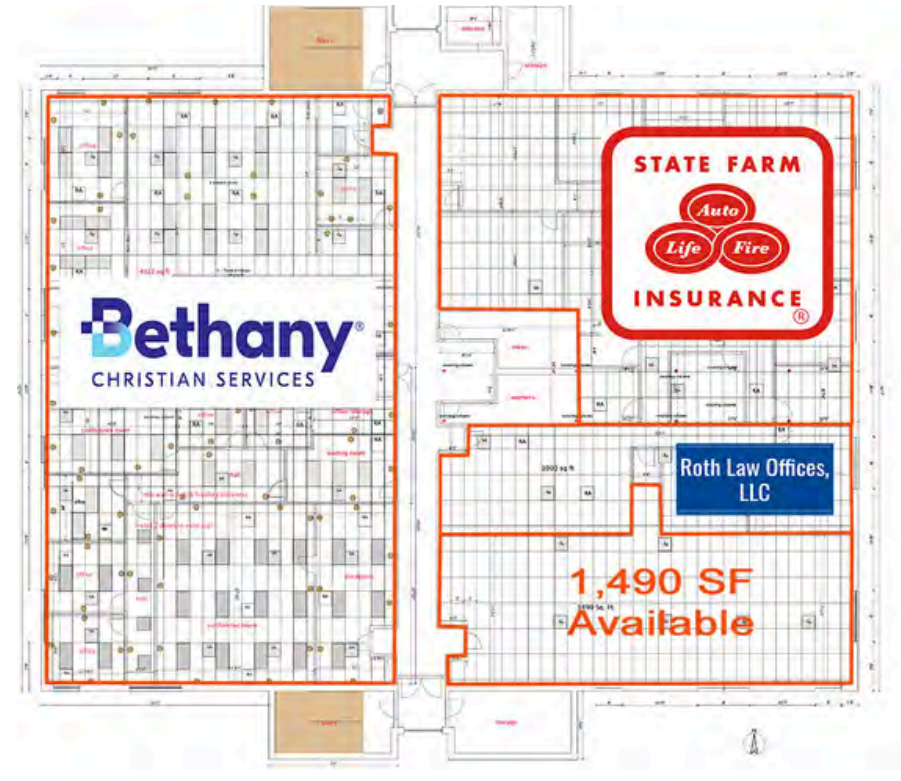
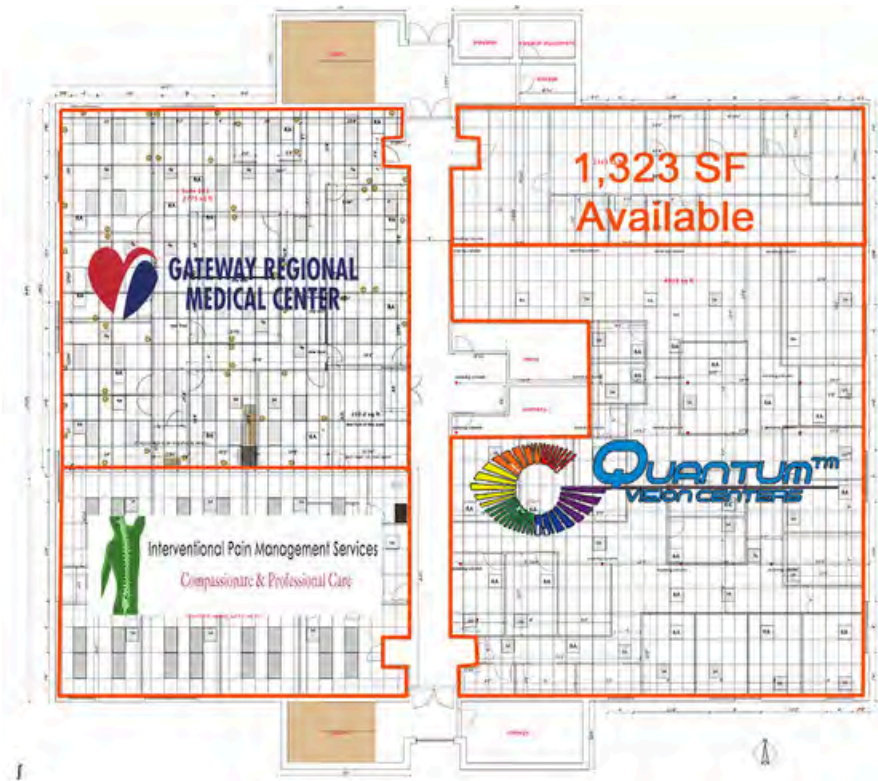
PROPERTY HIGHLIGHTS

Elevator access to the 2nd floor. ADA restrooms in common areas. Excellent parking available. Join Gateway Regional Home Health, Quantum Vision, Interventional Pain Management Services, State Farm, Bethany Christian Services and Roth Law Offices.

FLOOR PLAN - 1st Floor

2421 Corporate Center Dr., Granite City

*Not to scale



1st Floor - Suite 100 - 1,323 SF

Lease Rate: \$13.50/SF - Full Service Gross

2nd Floor - Suite 204 - 1,490 SF

Lease Rate: \$12.50/SF - Full Service Gross

PROPERTY HIGHLIGHTS

Elevator access to the 2nd floor. ADA restrooms in common areas. Excellent parking available. Join Gateway Regional Home Health, Quantum Vision, Interventional Pain Management Services, State Farm, Bethany Christian Services and Roth Law Offices.

OFFICE/RETAIL PROPERTY SUMMARY

2421 CORPORATE CENTER DRIVE

LISTING # 1676

LOCATION DETAILS:

Parcel #: 22-1-20-09-07-201-014.001 22-2-20-09-07-201-027 22-2-20-90-07-201-028
County: IL - Madison
Zoning: Commercial - Granite City

PROPERTY OVERVIEW:

Building SF: 25,000
Vacant SF: 2,813
Usable Sqft: 25,000
Min Divisible SF: 1,323
Max Contig SF: 1,490
Office SF: 2,813
Signage: Monument
Lot Size: 2.47 Acres
Frontage: 127
Depth: 307
Parking Spaces: 73
Parking Surface Type: Paved Asphalt

STRUCTURAL DATA:

Year Built: 1979
Yr Renovated: 1996
Building Class: A
Ceilings: 8'-10'
Construction Type: Mixed



SALE/LEASE INFORMATION:

Lease Rate: \$12.50 - \$13.50/SF
Lease Type: Full Service Gross

FINANCIAL INFORMATION:

Taxes: \$34,040.84
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 8,100

PROPERTY DESCRIPTION:

2 Office suites for lease ranging from 1,323 SF to 1,490 SF – Full Service Leases
2nd Floor Elevator Access and ADA Restrooms in Common Areas
Excellent Parking Available

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