

FOR LEASE

2421 Corporate Center Dr.
Granite City, IL 62040



1,490 SF PROFESSIONAL OFFICE SUITE

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

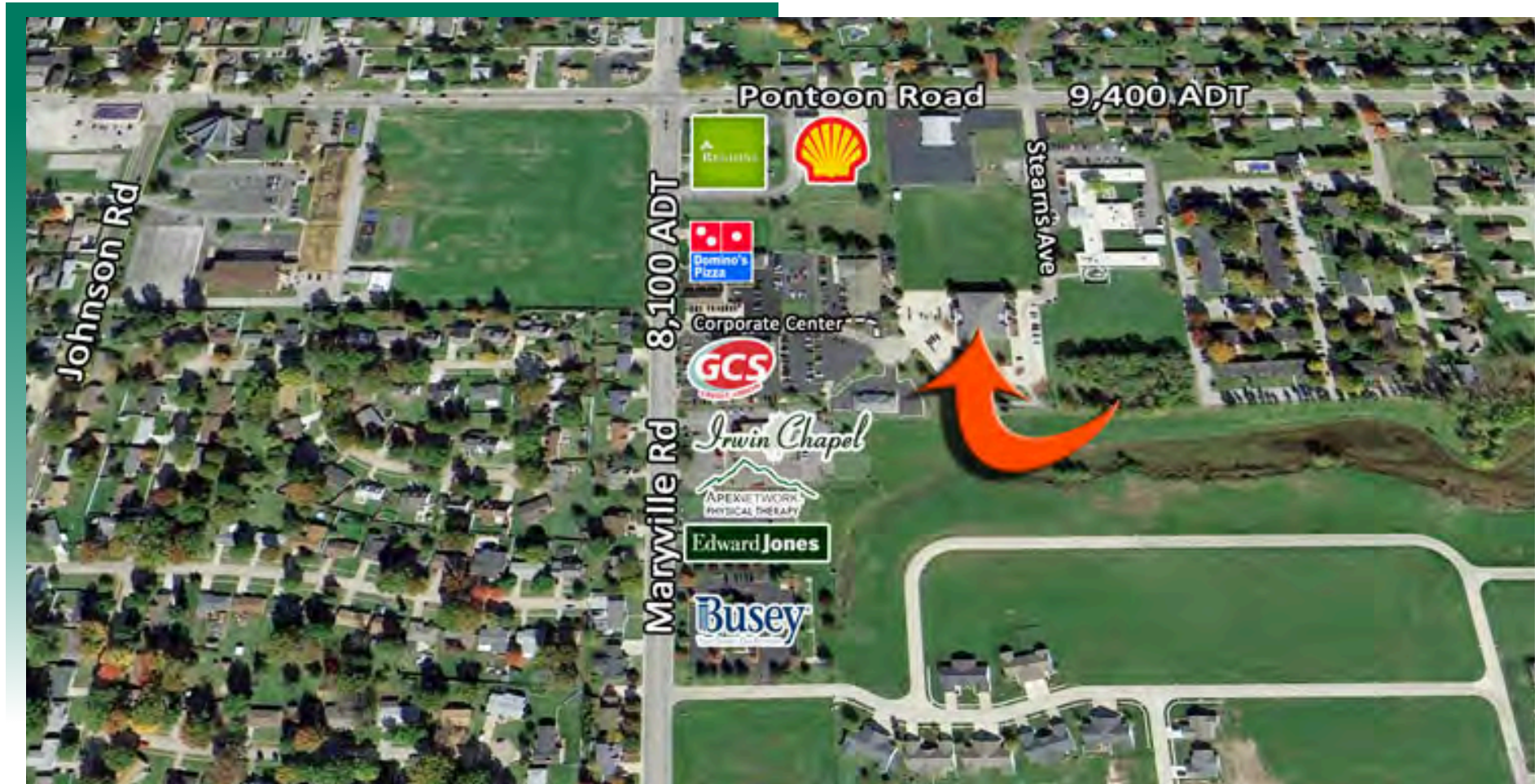
Joe Hardin
Broker Associate
Office: (618) 277-4400 (Ext. 16)
Cell: (618) 660-8759
joeh@barbermurphy.com

Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com



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.

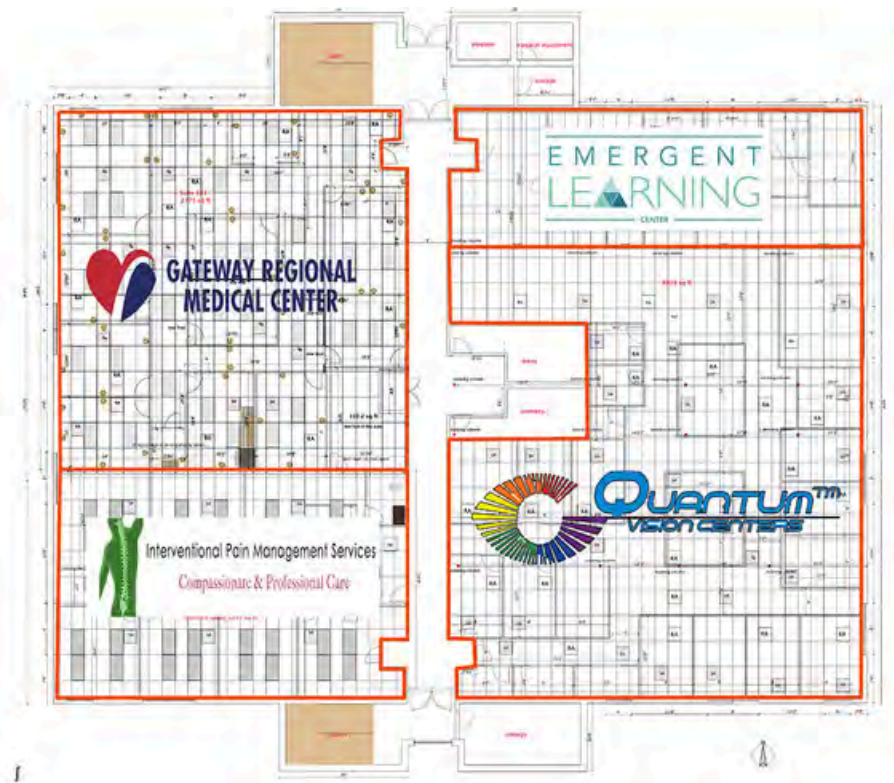
PROPERTY HIGHLIGHTS

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.

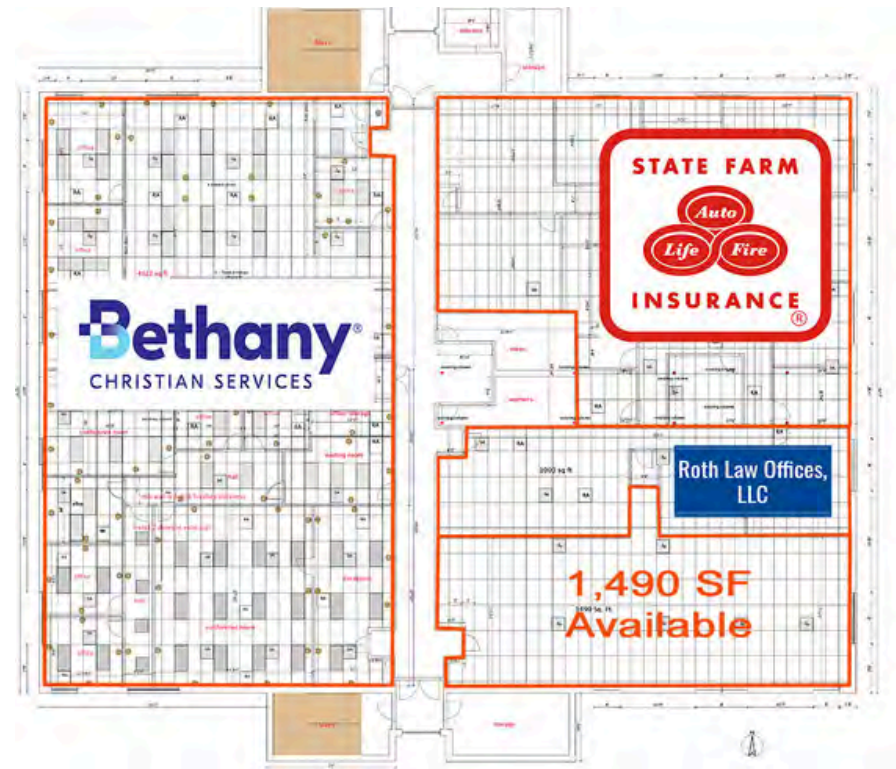
FLOOR PLANS

2421 Corporate Center Dr., Granite City

*Not to scale



1st Floor
Fully Leased



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, Roth Law Offices and Emergent Learning Centers.

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: 1,490
Usable Sqft: 25,000
Min Divisible SF: 1,490
Max Contig SF: 1,490
Office SF: 1,490
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 / SF
Lease Type: Full Service Gross

FINANCIAL INFORMATION:

Taxes: \$34,040.84
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 8,100

Property Description

1 Office suite for lease 1,490 SF- – Full Service Leases
2nd Floor Elevator Access and ADA Restrooms in Common Areas
Excellent Parking Available

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