

# FOR LEASE

2421 Corporate Center Dr.  
Granite City, IL 62040



**1,490 SF PROFESSIONAL OFFICE SUITE**

**BARBERMURPHY**  
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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

2421 Corporate Center Dr., Granite City



### LOCATION OVERVIEW

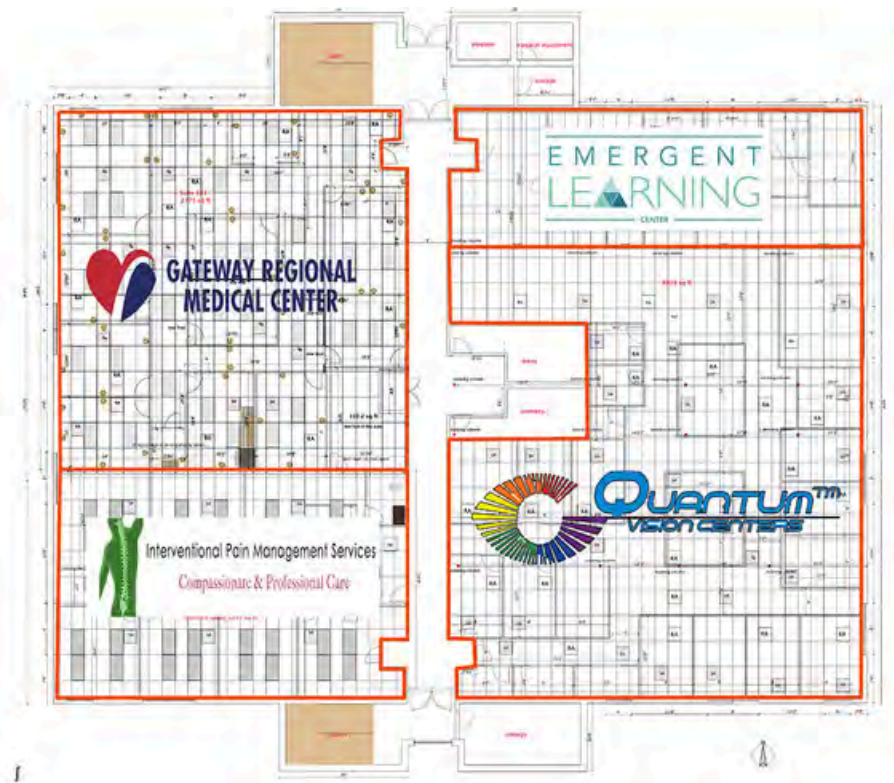
Located off Maryville Rd. in a professional office park in Granite City, Illinois, this location offers easy access to major highways, including Interstate 270, making it convenient for both employees and clients.



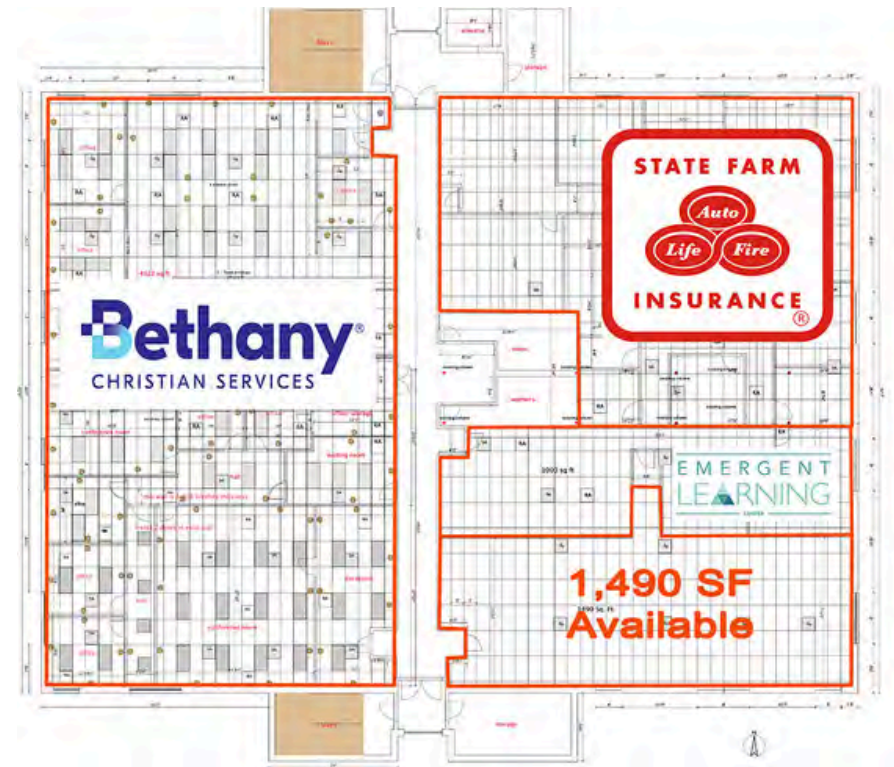
# FLOOR PLANS

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 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