

**FOR LEASE**

535 Edwardsville Rd.  
Troy, IL 62294



**1,620 SF OFFICE SPACE AVAILABLE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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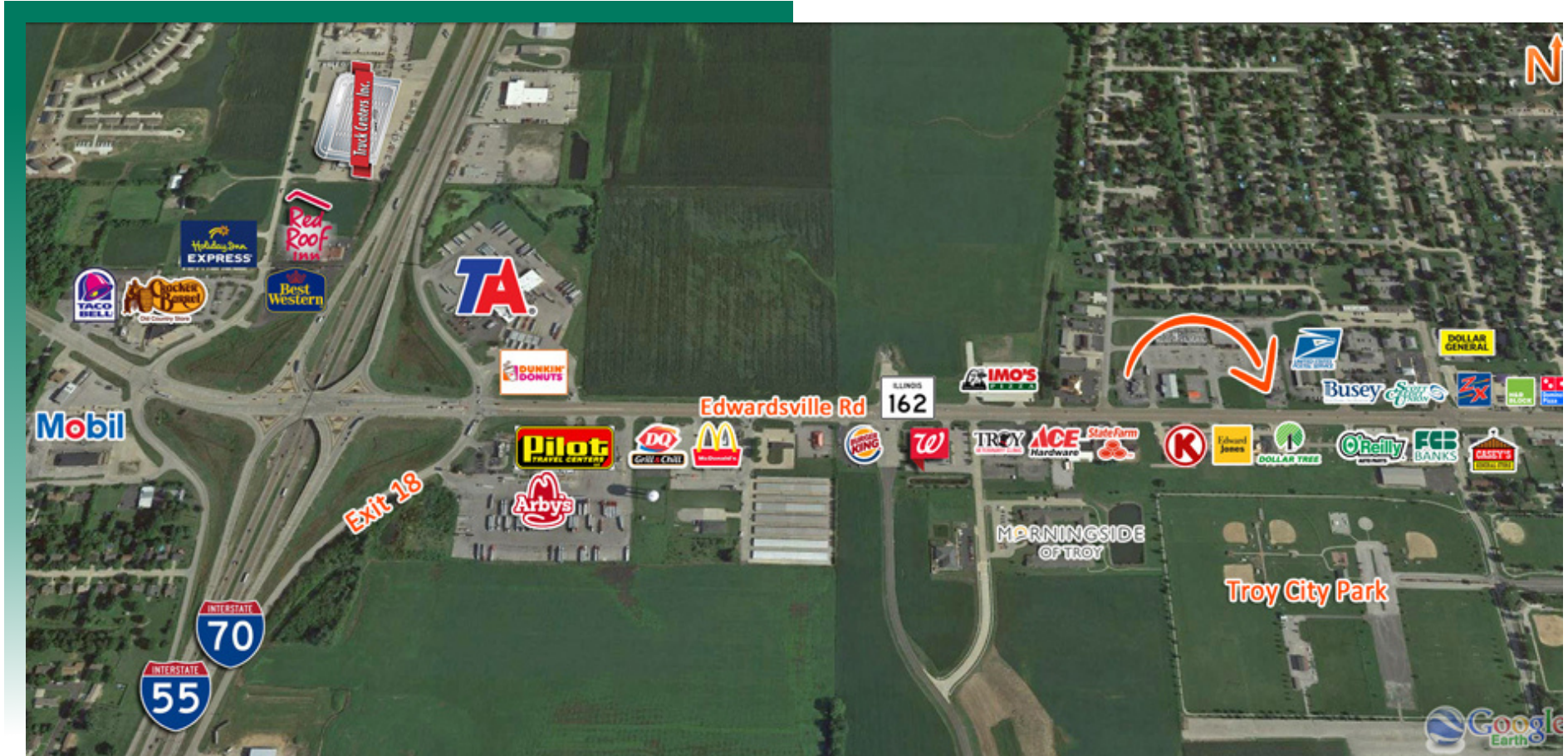


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP - PROPERTY DESCRIPTION & LOCATION OVERVIEW

535 EDWARDSVILLE RD., TROY, IL



## PROPERTY DESCRIPTION

(4) Suites for Lease. Lighted Signage available on Edwardsville Rd (Route 162)  
Class B, Two Story, all Brick Building with excellent access to I-55/70.

### First Floor Suites:

Suite 120: 580 SF - \$12/SF  
Suite 130 - 580 SF - \$12/SF

## LOCATION OVERVIEW

Office Building is located 1/2 mile east of I-55/70 (exit 18) on the Troy Plaza Out-Lot.

### Second Floor Suites:

Suite 210 - 160 SF - \$15/SF  
Suite 230 - 300 SF - \$12/SF

# OFFICE/RETAIL PROPERTY INFO

535 EDWARDSVILLE RD., TROY

## LISTING # 1143

### SQUARE FOOT INFO

Building SF: 5,800 SF  
Direct Lease: 1,620 SF  
Min Divisible: 160 SF  
Max Contiguous: 580 SF

### PROPERTY INFO

APN: 09-2-22-05-20-402-061  
County: IL - Madison  
Zoning: C-2  
Parking: 40 Spaces / Asphalt  
Traffic Count: 15,000

### STRUCTURAL DATA

Year Built: 1997  
Rehab Year: 2012  
Building Class: B  
Floors: 2  
Construction Type: Brick  
Min-Max Clearance: 9'

### LAND MEASUREMENTS

Lot Size: 0.58 Acres  
Dimensions: 170'x150'



### LEASE INFO

Lease Rate: \$12.00 - \$15.00/SF  
Lease Type: Gross