FOR LEASE

3001 Godfrey Rd.,
Godfrey, IL 62035



2,050 SF OFFICE BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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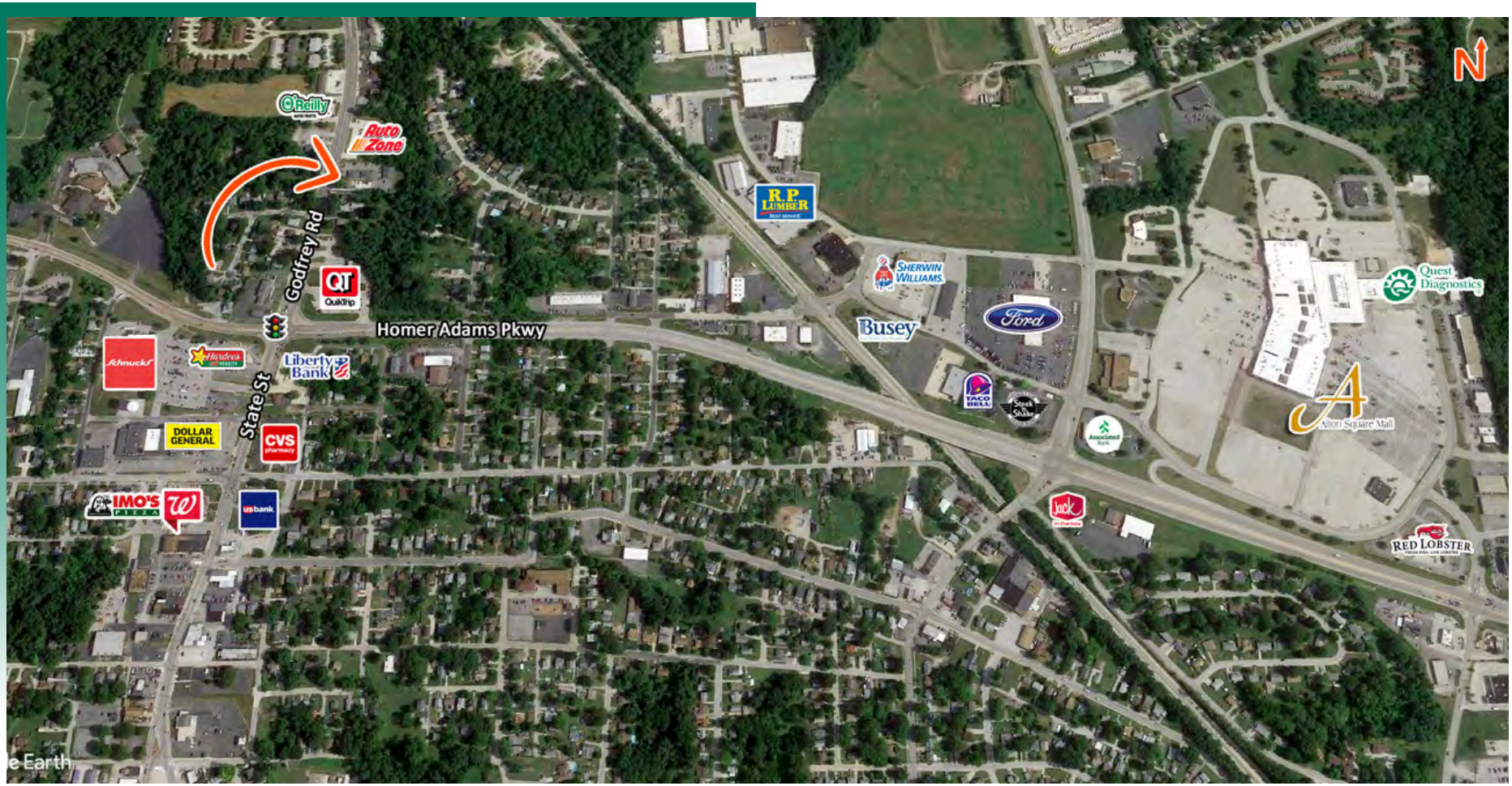
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

3001 Godfrey Rd., Godfrey, IL 62035



LOCATION OVERVIEW

Zoned B-2 and located in Madison County, the property benefits from a high traffic count of approximately 22,000 vehicles per day, enhancing visibility and accessibility. Situated in central Godfrey, the property is surrounded by other professional offices and retail establishments, making it a great location for client-facing businesses.

FLOOR PLAN

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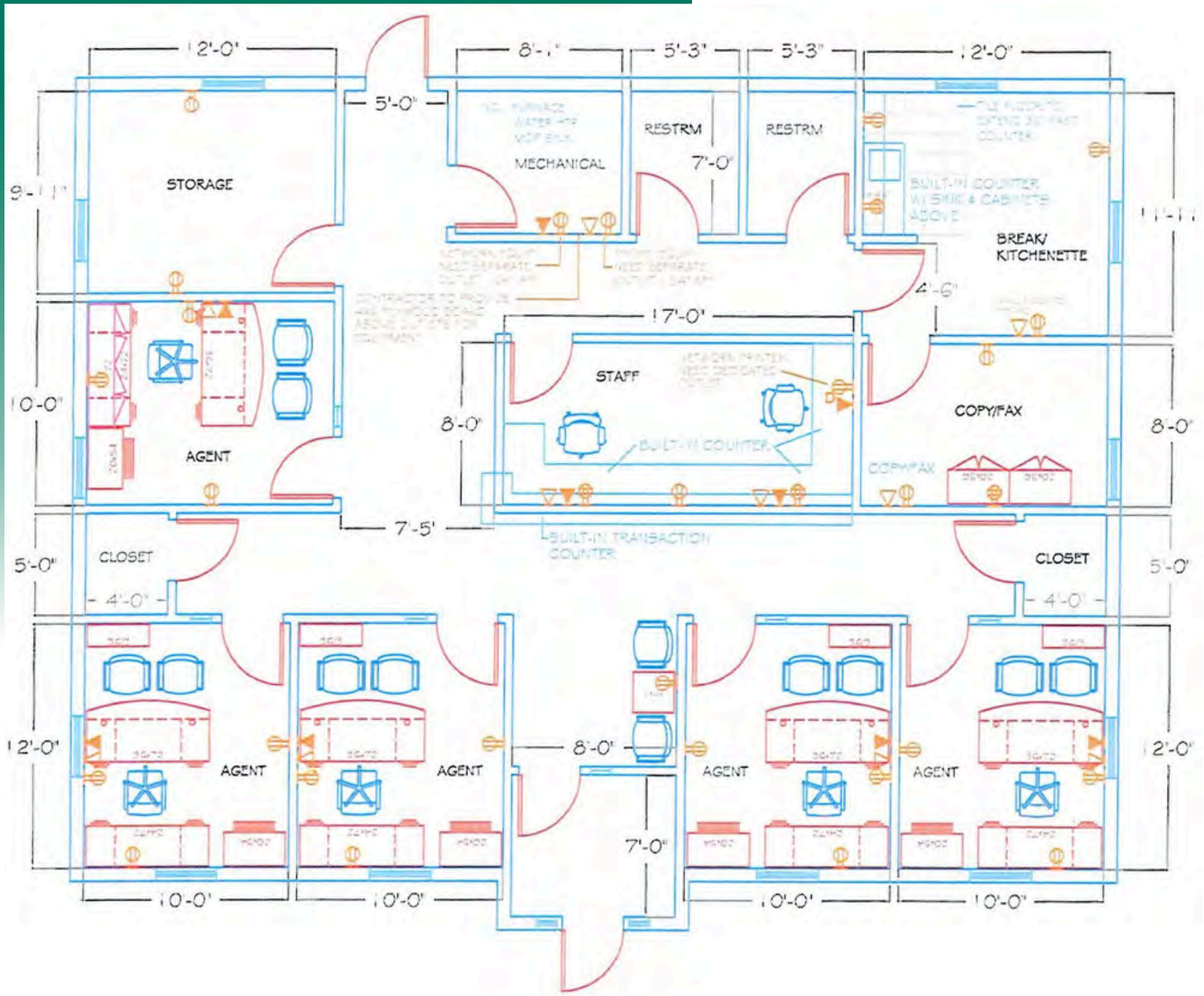

PROPERTY PHOTOS

3001 Godfrey Rd., Godfrey, IL 62035









2,050 SF OFFICE BUILDING

- Reception area
- 6 offices
- File copy room
- Break room
- Restrooms

LEASE RATE:
$15.00/SF, NNN + CAM (est. $4/SF)

OFFICE SUMMARY

3001 GODFREY RD, GODFREY, IL 62035

LISTING # 2479

LOCATION DETAILS:

Parcel #	24-2-01-35-14-301-030-01C
County:	IL - Madison
Zoning:	B-2 - Godfrey

PROPERTY OVERVIEW:

Building SF:	2,050
Vacant SF:	2,050
Usable Sqft:	1,940
Office SF:	2,050
Min Divisible SF:	2,050
Max Contig SF:	2,050
Lot Size:	0.05 Acres
Parking Spaces:	Common Area
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2009
Ceilings:	9'
Construction Type:	Brick



LEASE INFORMATION:

Lease Rate:	$15.00/SF
Lease Type:	NNN
NN Expenses:	$4.00

DEMOGRAPHICS:

Traffic Count:	22,000

PROPERTY DESCRIPTION

Freestanding 2,050 SF brick office building at 3001 Godfrey Rd., fully built out and ready for immediate occupancy.
The layout includes a welcoming reception area, six private offices, a break room, file/copy room, and restrooms—everything needed for a streamlined, efficient office operation. With prime visibility to roughly 22,000 vehicles per day along Godfrey Rd., a simple modified-gross lease, and a clean, professional brick exterior, this property stands out as one of the most practical and cost-effective office decisions available in the market today.

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