

FOR LEASE: 950 SF - 1,100 SF PROFESSIONAL OFFICE SPACE

9 Junction Dr W., Glen Carbon, IL 62034

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.

PROPERTY INFORMATION

9 Junction Dr., Glen Carbon, IL 62034

SIGNAGE



950 SF - 1,100 SF Professional Office Space

Quality finish

Located among other professional businesses and retailers

Shared parking lot

LEASE RATE:
$1,350/month, Gross

SUITE 7 EXTERIOR



SUITE 2 EXTERIOR



AREA MAP

9 Junction Dr., Glen Carbon, IL 62034



LOCATION OVERVIEW

Convenient access to Rte. 159 in Glen Carbon Illinois in Professional Office Complex across from Wal-Mart with a lighted intersection. Located among other professional businesses.

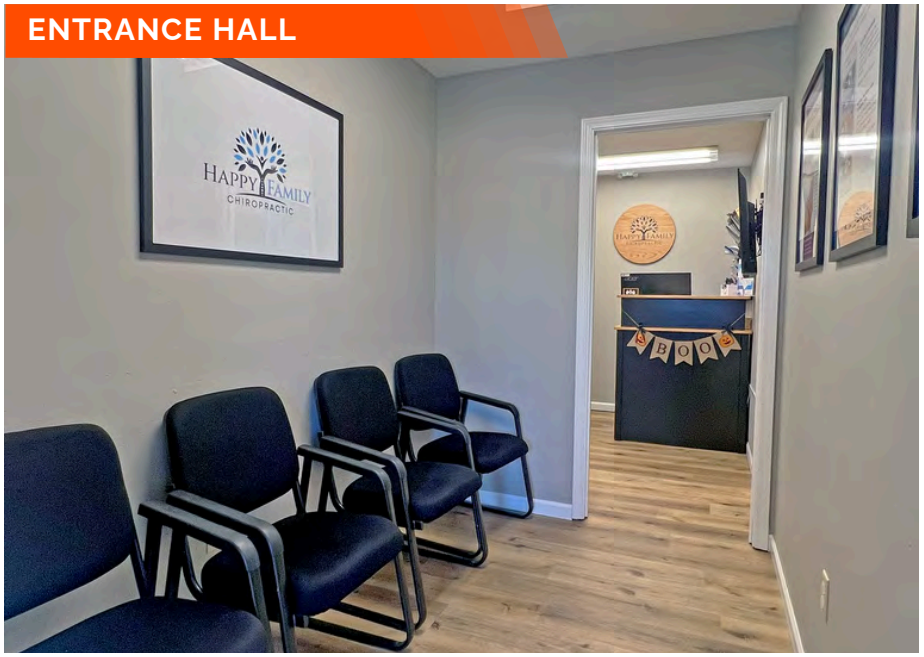
Traffic Count: 4,200

Rte 159

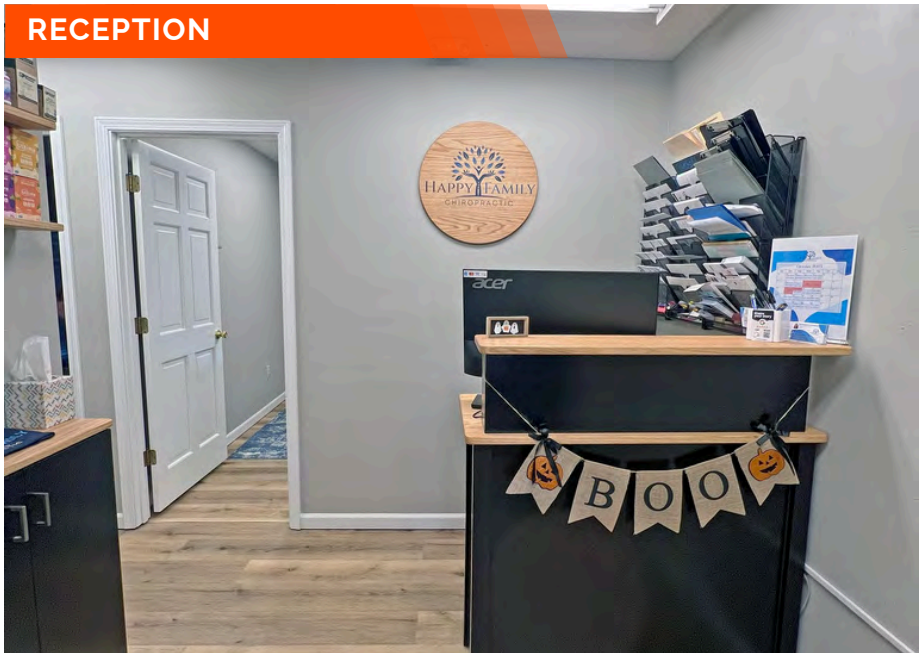
PROPERTY PHOTOS - SUITE 2

9 Junction Dr. Glen Carbon, IL 62034

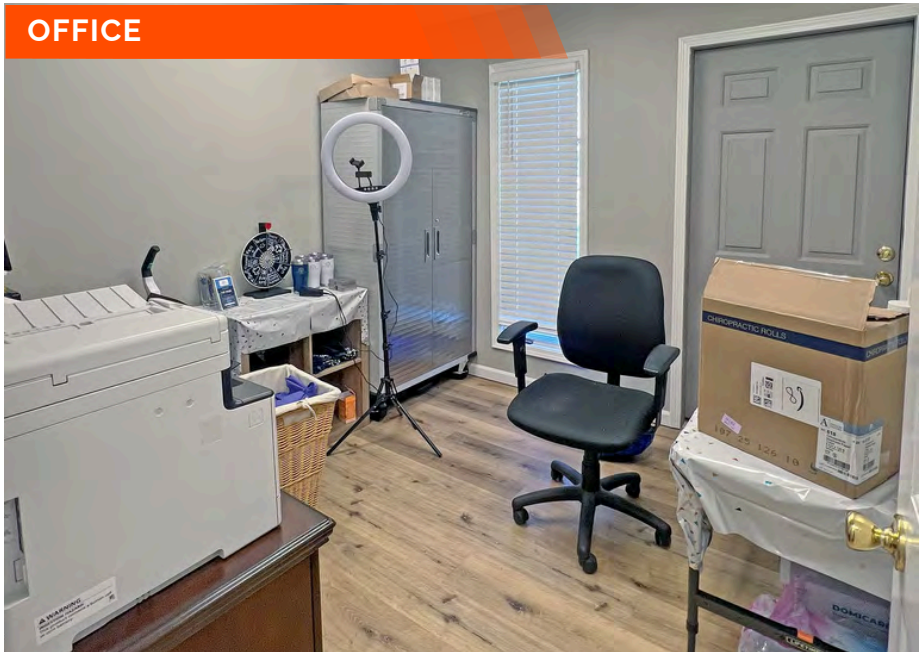
ENTRANCE HALL



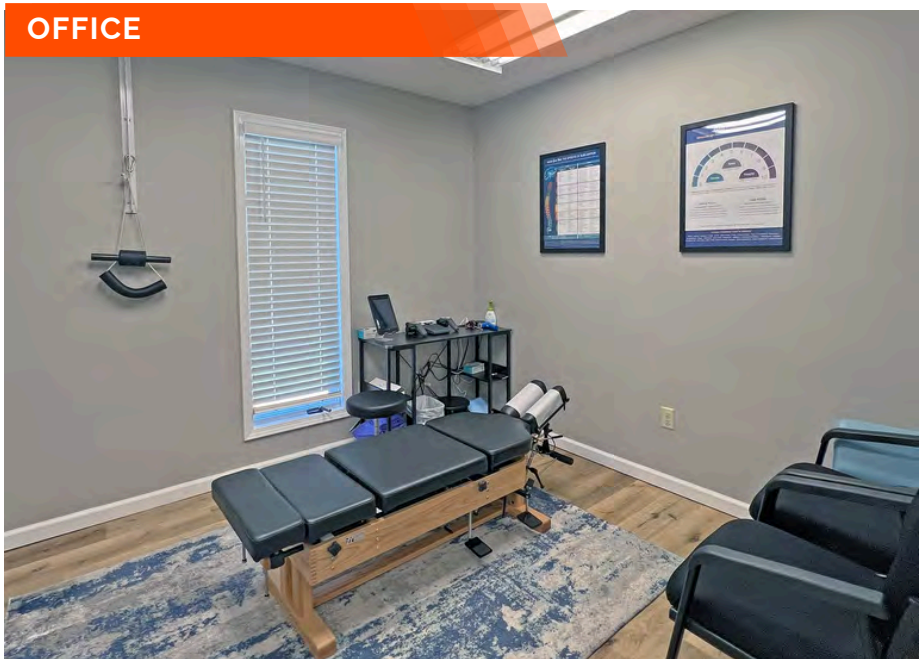
RECEPTION



OFFICE

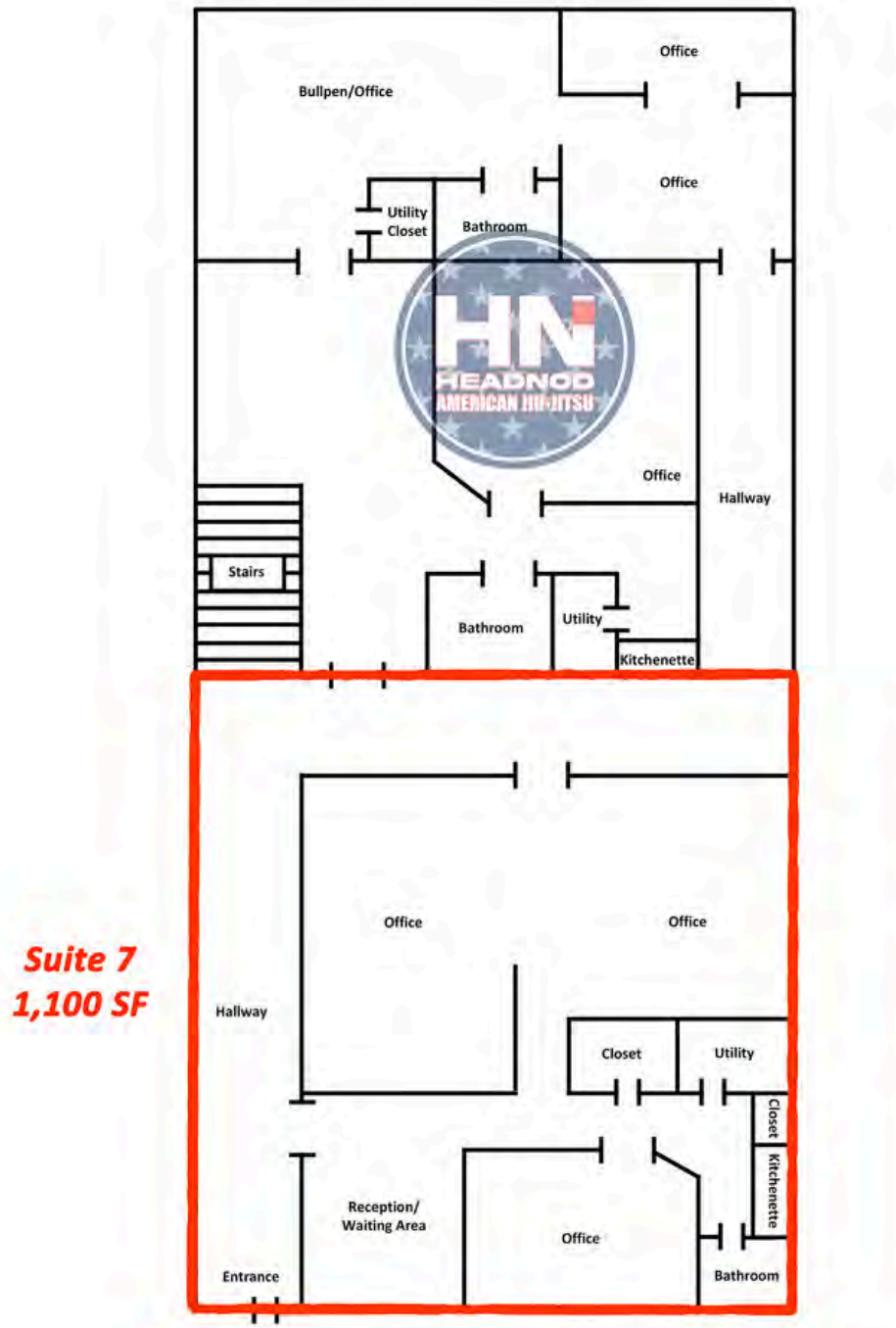


OFFICE



FLOORPLAN - SUITE 7

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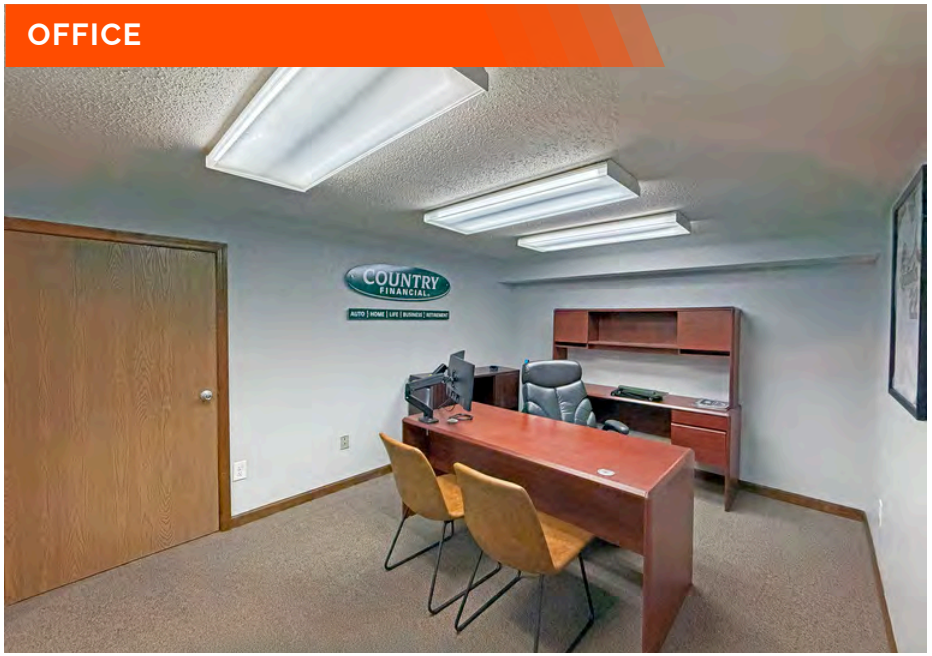
PROPERTY PHOTOS - SUITE 7

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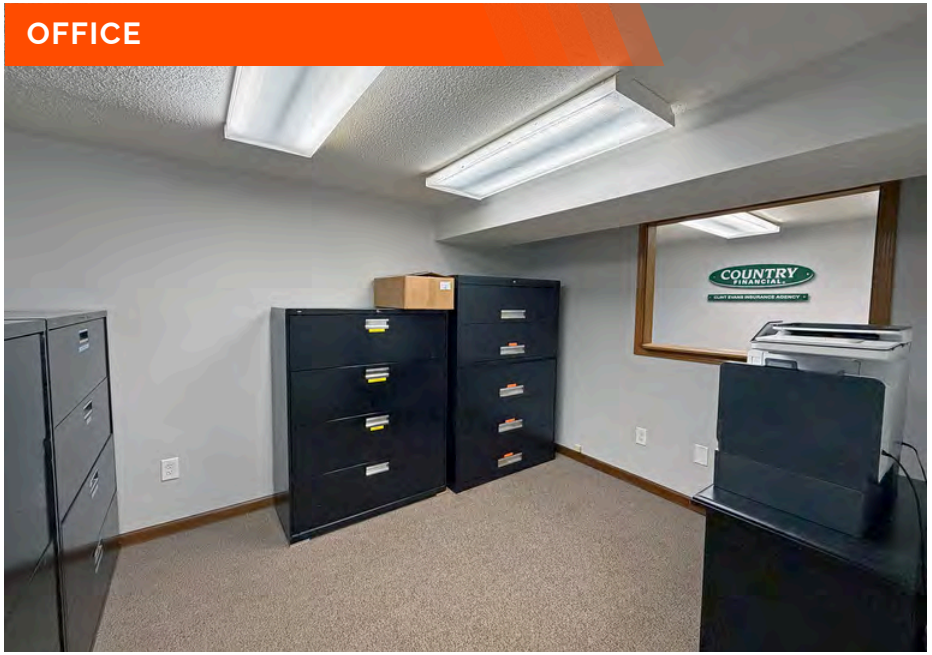
WAITING AREA



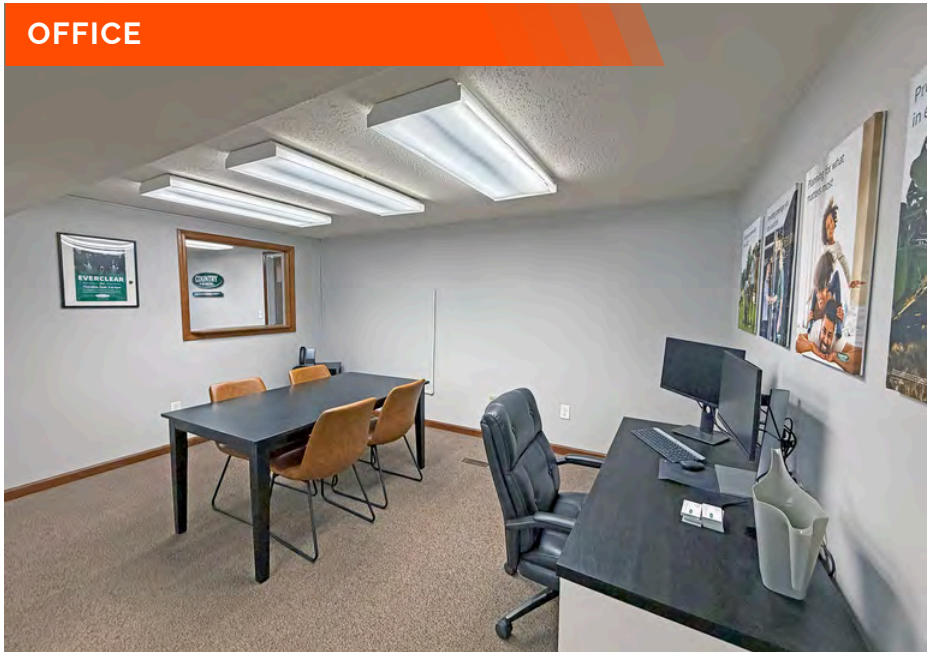
OFFICE



OFFICE



OFFICE



OFFICE/RETAIL SUMMARY

9 JUNCTION DR W

LISTING # 1306

LOCATION DETAILS:

Parcel #	14-2-15-23-03-303-006.001
County:	IL - Madison
Zoning:	CG - Village of Glen Carbon

PROPERTY OVERVIEW:

Building SF:	8,432
Vacant SF:	2,050
Usable Sqft:	2,050
Min Divisible SF:	950
Max Contig SF:	1,100
Signage:	Available- Marquee
Lot Size:	0.55 Acres
Frontage:	345
Depth:	102
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	1989
Building Class:	B



LEASE INFORMATION:

Lease Rate:	$1,350/Month
Lease Type:	Gross

FINANCIAL INFORMATION:

Taxes:	$10,996.00

DEMOGRAPHICS:

Traffic Count:	4200

PROPERTY DESCRIPTION:

Professional office space containing +/- 950 - 1,100 SF with quality finishes. Suite 2 (950 SF) and Suite 7 (1,100 SF) are available. Located among other professional businesses.

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