FOR LEASE

20 Junction Dr W,
Glen Carbon, IL 62034



PROFESSIONAL OFFICE SUITES AVAILABLE - GLEN CENTRE II

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

20 Junction Dr W, Glen Carbon, IL 62034

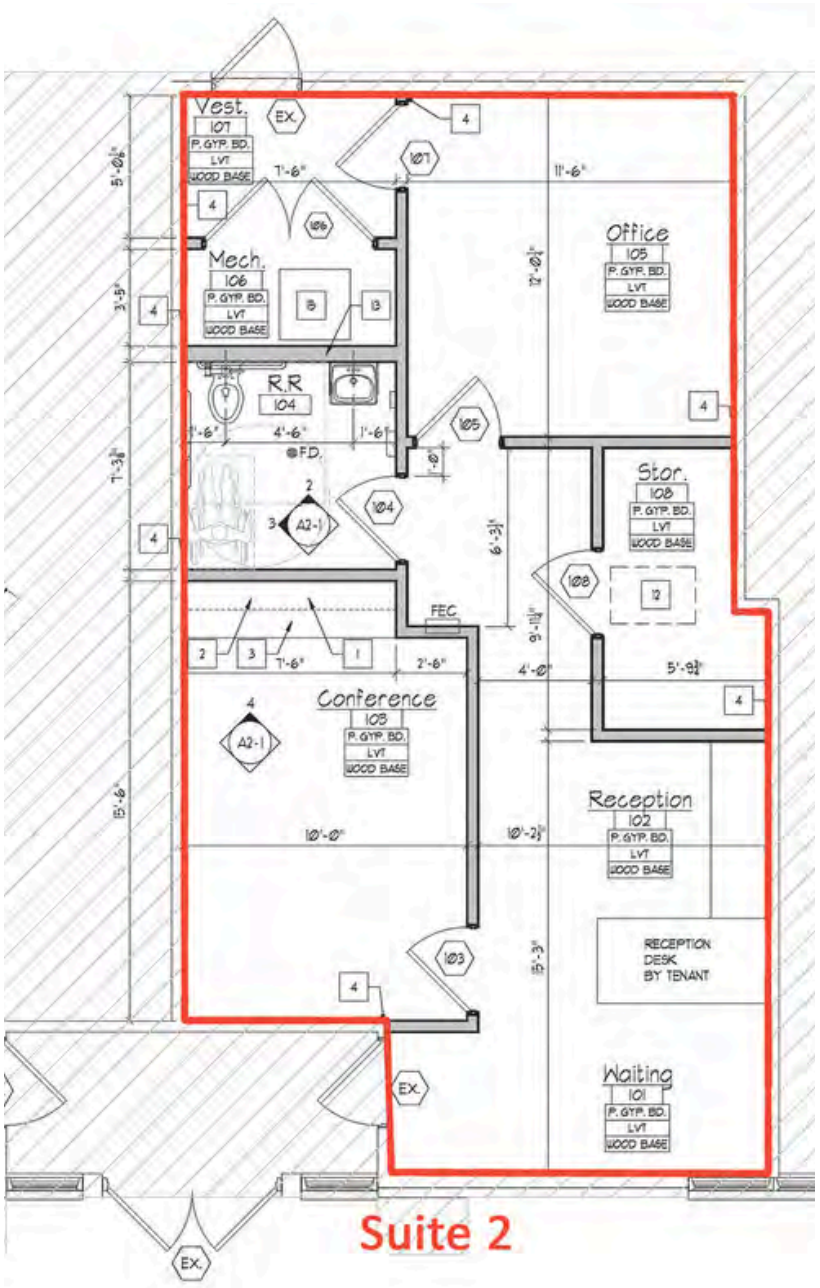


LOCATION OVERVIEW

Excellent location off IL-159 at the lighted intersection with Junction Drive W, just across the Hwy from the Walmart Supercenter. Less than 5 minutes from I-270

SUITE 2 - PROPERTY PHOTOS & INFORMATION

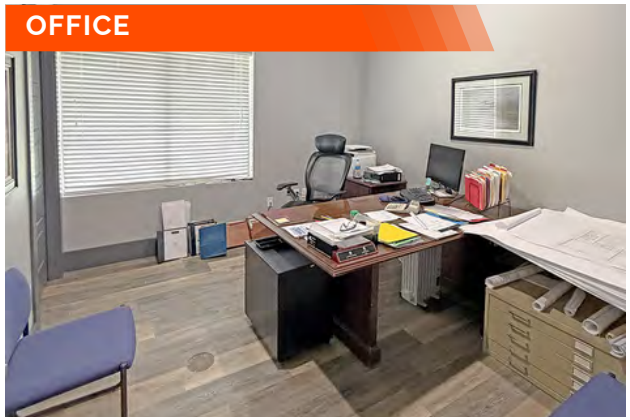
20 Junction Dr W, Glen Carbon, IL 62034



OFFICE



OFFICE



CONFERENCE ROOM



797 SF

(2) offices

Restroom

Conference room

Storage/ copier room

SUITE 3 - PROPERTY PHOTOS & INFORMATION

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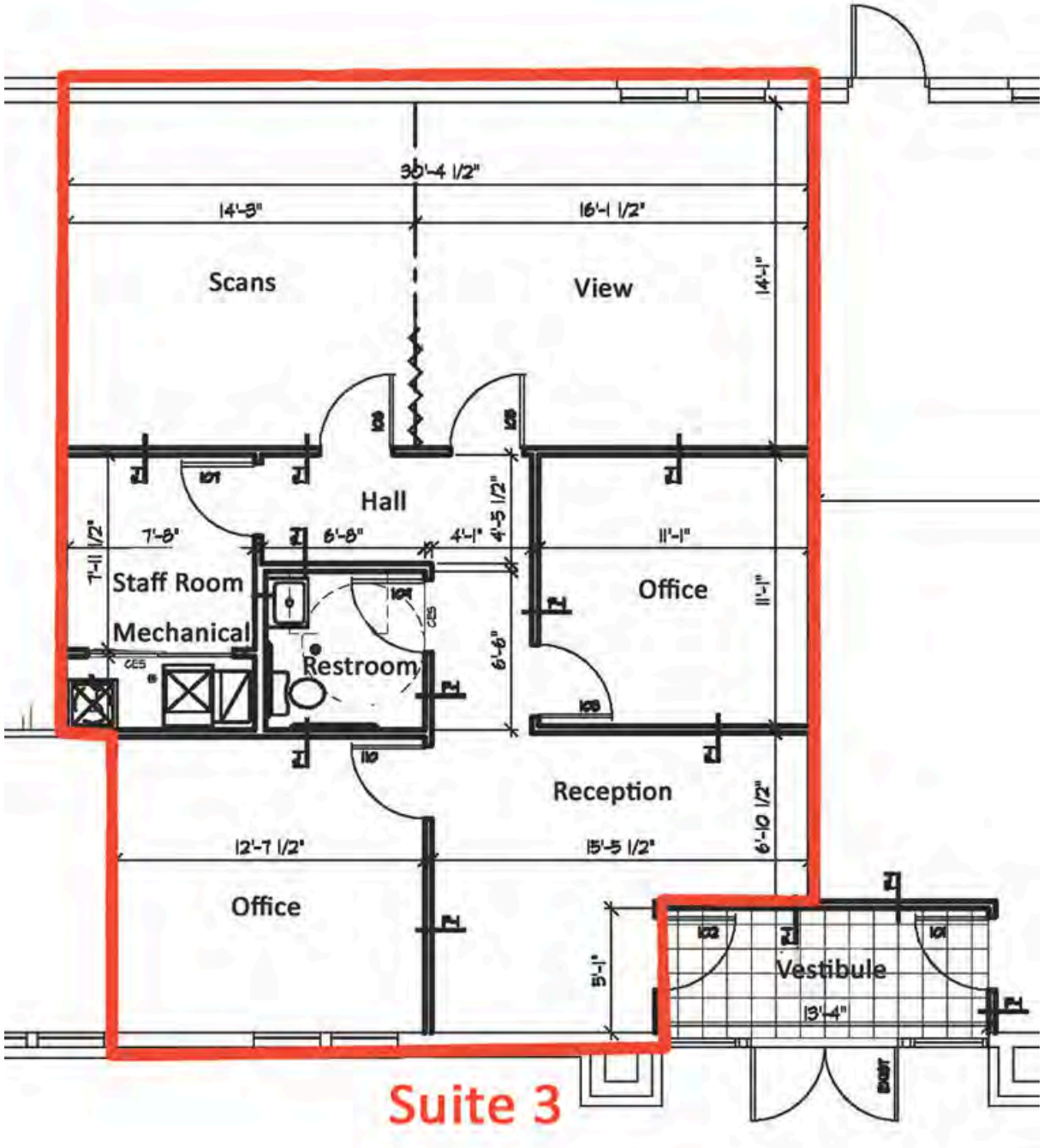


1,200 SF

(2) offices

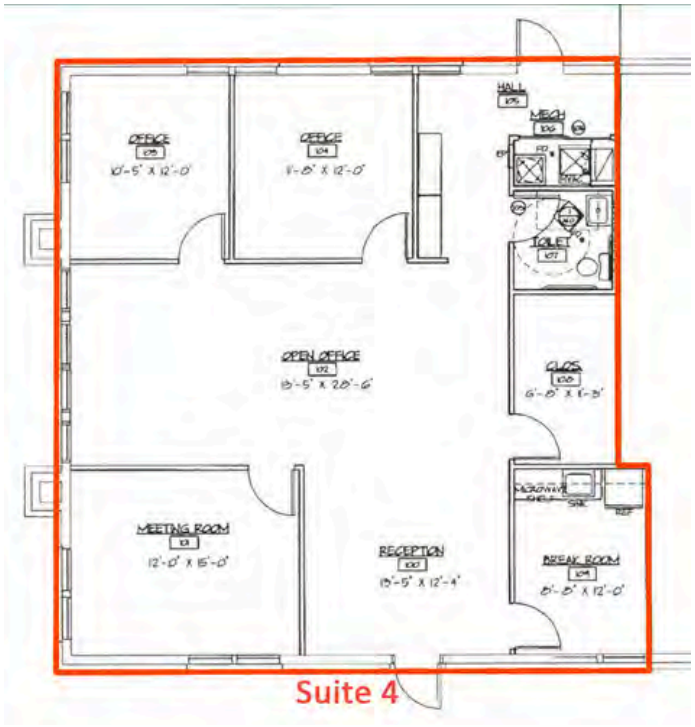
Restroom

Reception

Storage/
copier room

SUITE 4 - PROPERTY PHOTOS & INFORMATION

20 Junction Dr W, Glen Carbon, IL 62034



1,507 SF

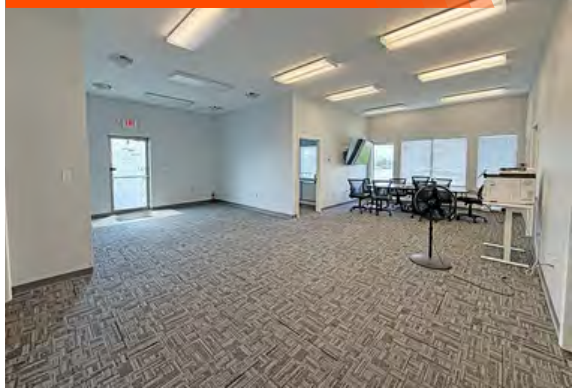
(3) offices

Conference room

Breakroom with kitchenette

(1) restroom

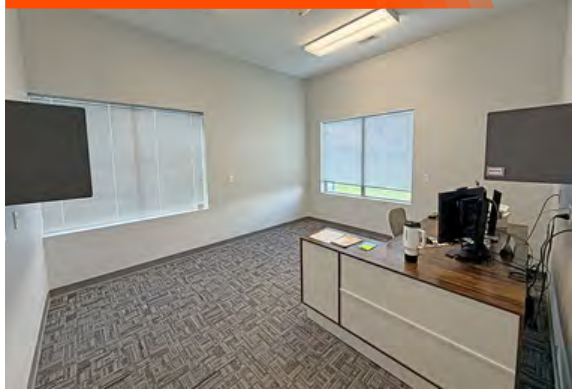
OPEN AREA/ENTRY



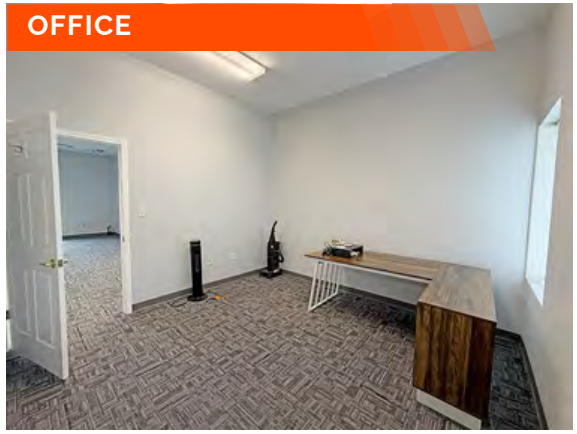
CONFERENCE ROOM



OFFICE



OFFICE



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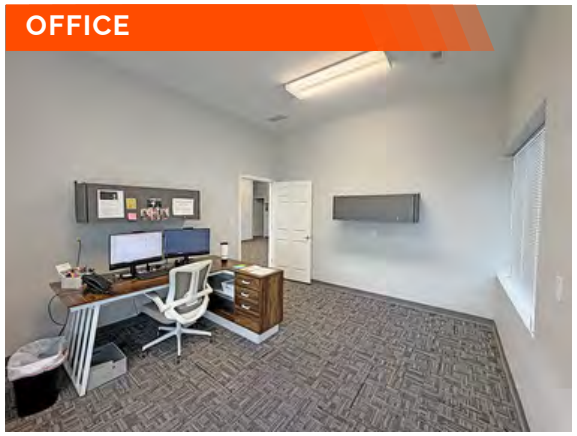

KITCHENETTE



OFFICE/RETAIL SUMMARY

20 JUNCTION DR W, GLEN CARBON, IL 62034

LISTING # 3309

LOCATION DETAILS:

Parcel #	14-2-15-23-04-401-014
County:	IL - Madison
Zoning:	GC - General Commercial

PROPERTY OVERVIEW:

Building SF:	5,440
Vacant SF:	3,504
Usable Sqft:	3,504
Min Divisible SF:	797
Max Contig SF:	2,707
Office SF:	3,504
Signage:	Monument
Lot Size:	1.04 Acres
Frontage:	150
Depth:	320
Parking Spaces:	58
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2006
Building Class:	B
Ceilings:	10'
Construction Type:	Brick, Masonry



LEASE INFORMATION:

Lease Rate:	$18.00/SF
Lease Type:	NNN

FINANCIAL INFORMATION:

Taxes:	$25,099.00
Tax Year:	2025

PROPERTY DESCRIPTION:

Multiple suites are available in this professional and well-established office park. Locally managed. Suites range from 797 SF - 2,200 SF.

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