

**FOR LEASE or SALE**

## Magnolia Commons Business Park

216 Evergreen Ln.

Glen Carbon, IL 62034



■ 784 Wall St. O'Fallon, IL 62269 ■ WWW.CHOOSEKWG.COM ■ 618-202-4500 office ■



- > 2,030 SF Space For Lease
- > Lease Rate = \$23.00 PSF plus NNN
- > 3,990 SF Building For Sale
- > Asking Price: \$1.2MM
- > Built in 2018
- > Custom build-out in 2020
- > ADA compliant Bathrooms
- > Office tenant in other half of building.
- > Located on Glen Carbon/Edwardsville Border
- > Located approximately 25 minutes from STL

### Brendan Barone

Commercial Real Estate Broker

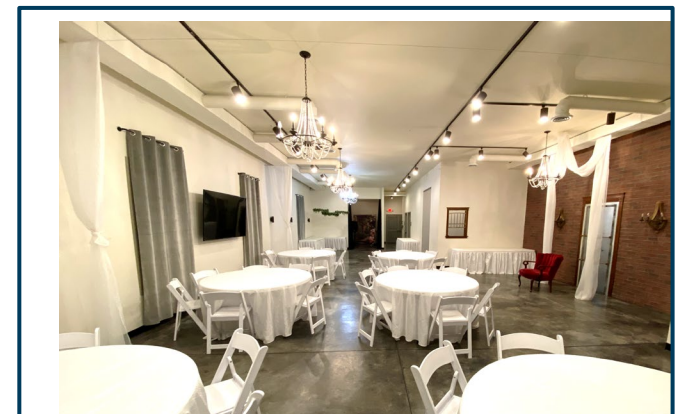
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*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price.*