

FOR LEASE

3001 Godfrey Rd.,  
Godfrey, IL 62035



2,050 SF OFFICE BUILDING

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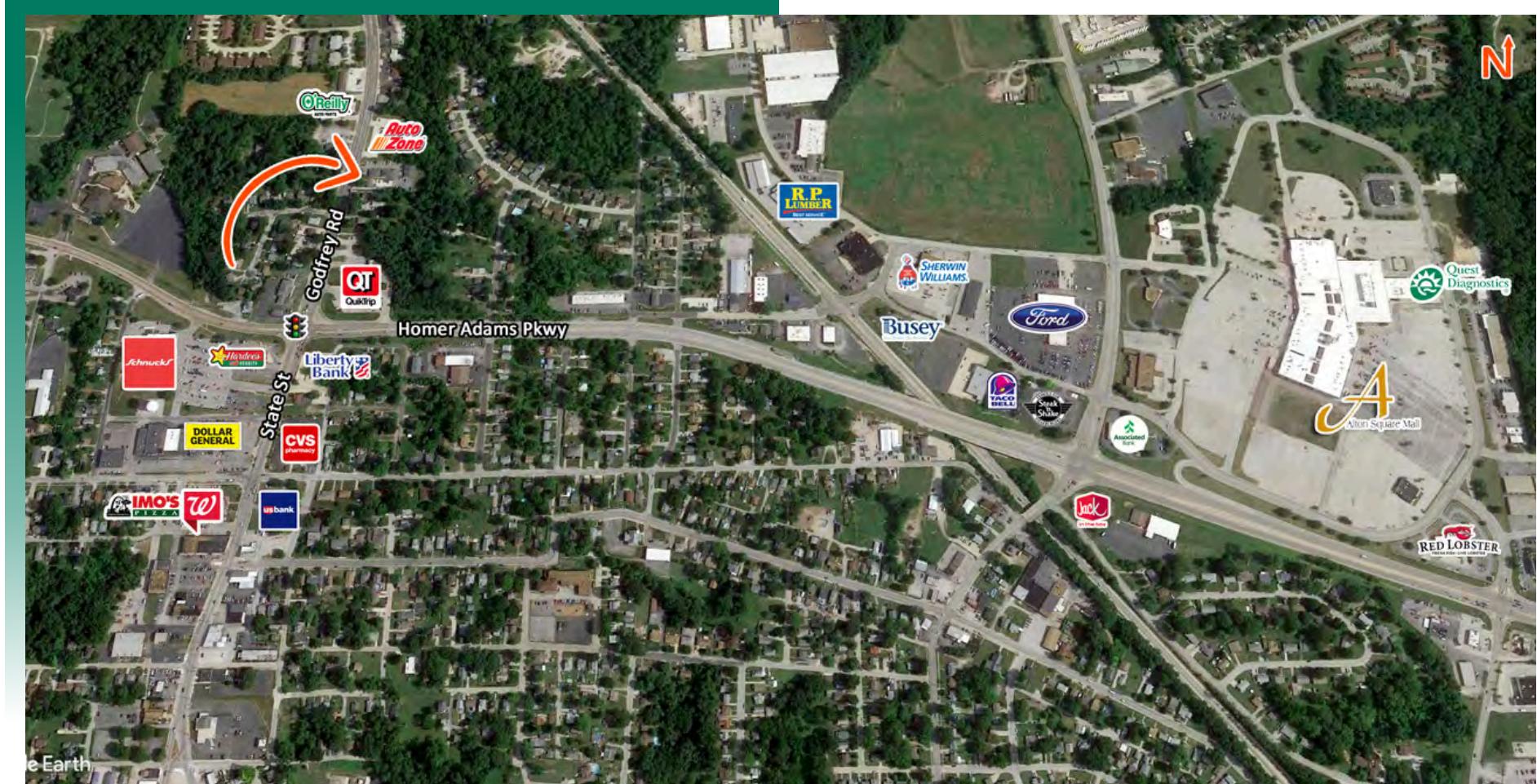
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

# AREA MAP

3001 Godfrey Rd., Godfrey, IL 62035

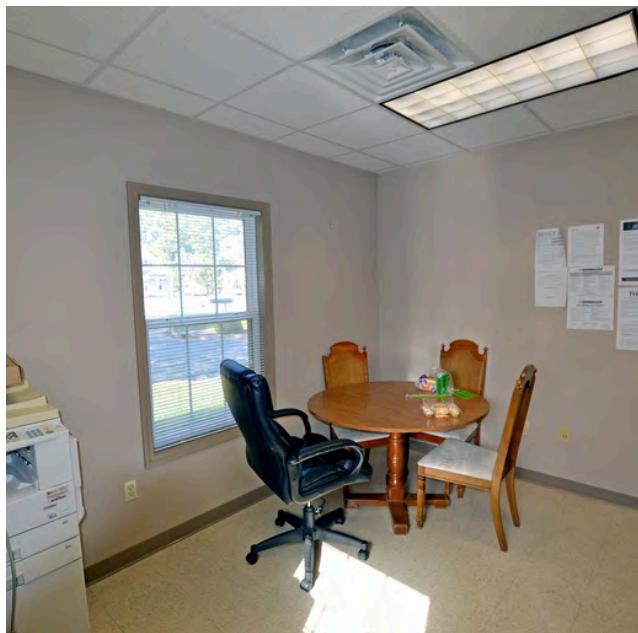


## LOCATION OVERVIEW

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.

# PROPERTY PHOTOS

3001 Godfrey Rd., Godfrey, IL 62035



## PROPERTY OVERVIEW

2,050 SF of professional office building

Reception area

6 offices

File copy room

Break room

Restrooms

**LEASE RATE: \$15.00/SF, Gross**

# OFFICE SUMMARY

3001 GODFREY RD

**LISTING #** 2479

## LOCATION DETAILS:

Parcel # 2,050  
County: IL - Madison  
Zoning: B-2 - Godfrey

## PROPERTY OVERVIEW:

Building SF: 2,050  
Vacant SF: 2,050  
Usable Sqft: 1,940  
Min Divisible SF: 2,050  
Max Contig SF: 2,050  
Office 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  
Lease Type: Gross

## DEMOGRAPHICS:

Traffic Count: 22,000

## PROPERTY DESCRIPTION:

2,050 SF of professional office building. Reception area, 6 offices, file copy room, break room and restrooms.