

FOR LEASE

3001 Godfrey Rd.,
Godfrey, IL 62035



2,050 SF OFFICE BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

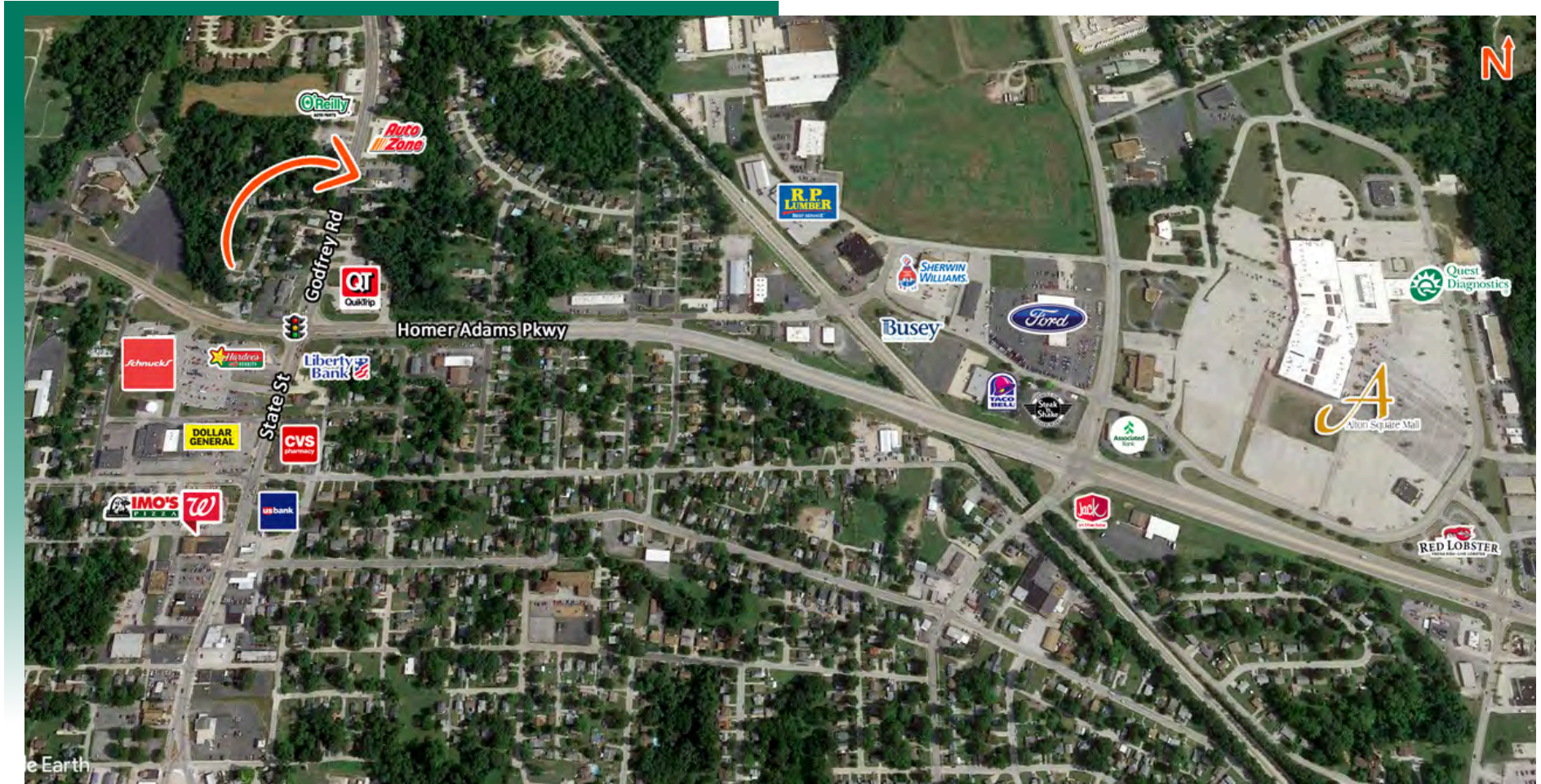
John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johne@barbermurphy.com



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.