

**FOR LEASE or
SALE**

\$22 NNN | \$1.1MM

MAGNOLIA COMMONS BUSINESS PARK

216 EVERGREEN LN.

Glen Carbon, IL 62034



COMMERCIAL TEAM **Brendan Barone**

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MODERN COMMERCIAL SPACE WITH SALE OR LEASE FLEXIBILITY

2,030 SF Available Space	\$22 NNN Lease Rate
3,990 SF Building For Sale	\$1.1MM Asking Price

Property Highlights

- Finished in 2020 with polished concrete floors
- Two ADA-compliant bathrooms
- Open layout with private office and flexible build-out options
- High ceilings and abundant natural light
- Previous use: micro events venue
- Located on the Glen Carbon / Edwardsville border
- Next to Meridian Plaza development with easy interstate access



Contact Brendan Barone

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Information herein is not warranted and subject to change without notice. Broker makes no representation as to property condition; buyer/tenant to verify all information, measurements, zoning, permitted use, and expenses.