

FOR LEASE

2021 Goose Lake Rd,
Sauget, IL 62206

4,693 SF
Available



HIGH VISIBILITY OFFICE/RETAIL SPACE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

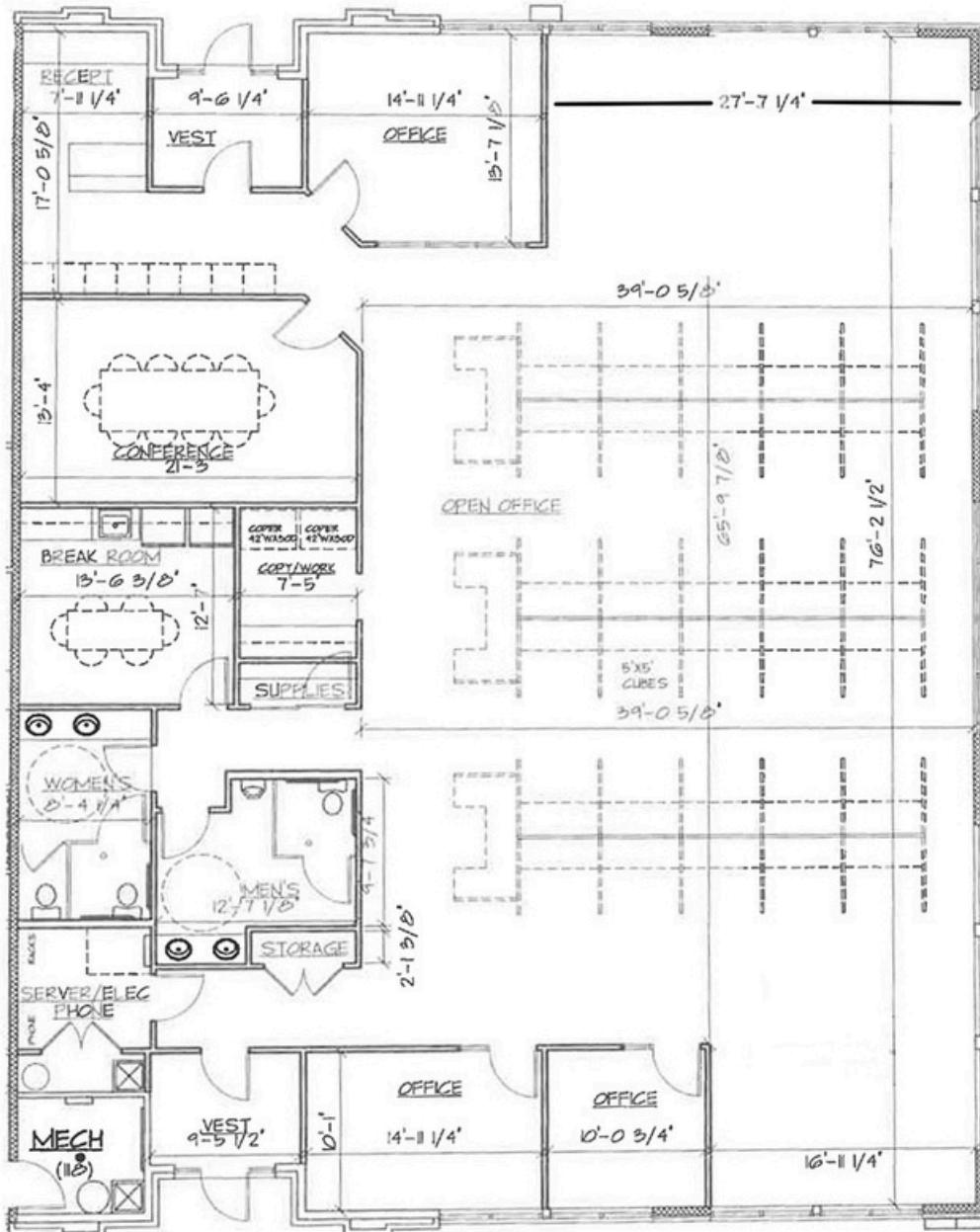
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



4,693 SF OFFICE SPACE

- 5 private offices
- Large open cubicle area
- Conference Room
- Breakroom/Kitchenette

It is equipped with heating and cooling systems throughout the office/retail space, ensuring a comfortable environment year-round. It includes a conference room, breakroom and restrooms, as well as kitchenette. This well-appointed space is ideal for efficient and versatile retail/office operations.

PRIVATE OFFICES

2021 GOOSE LAKE ROAD, SAUGET, IL 62206

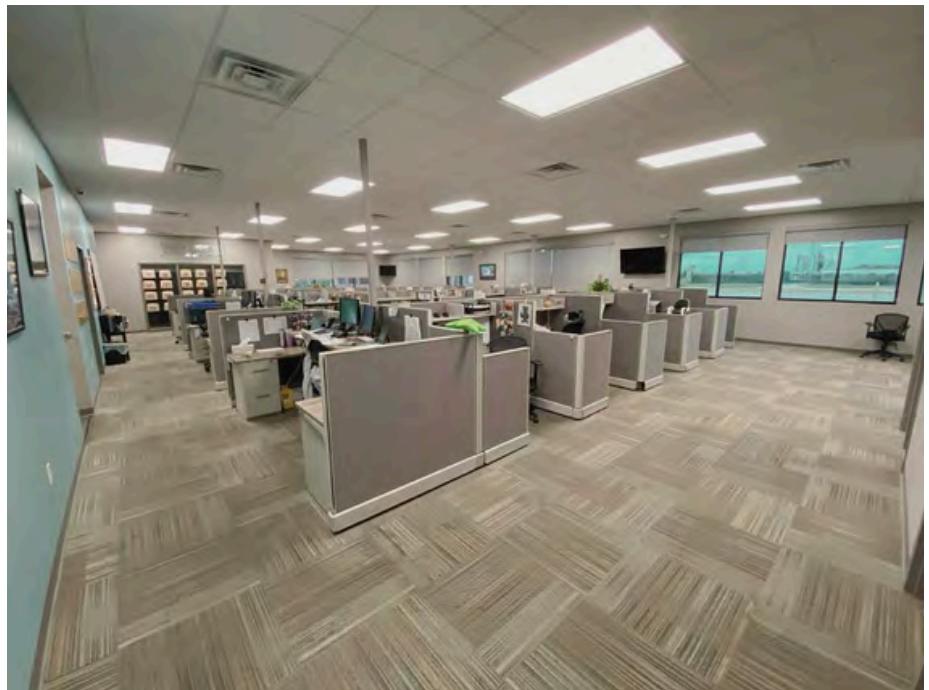
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COMMON AREAS AND CUBICLE SPACE

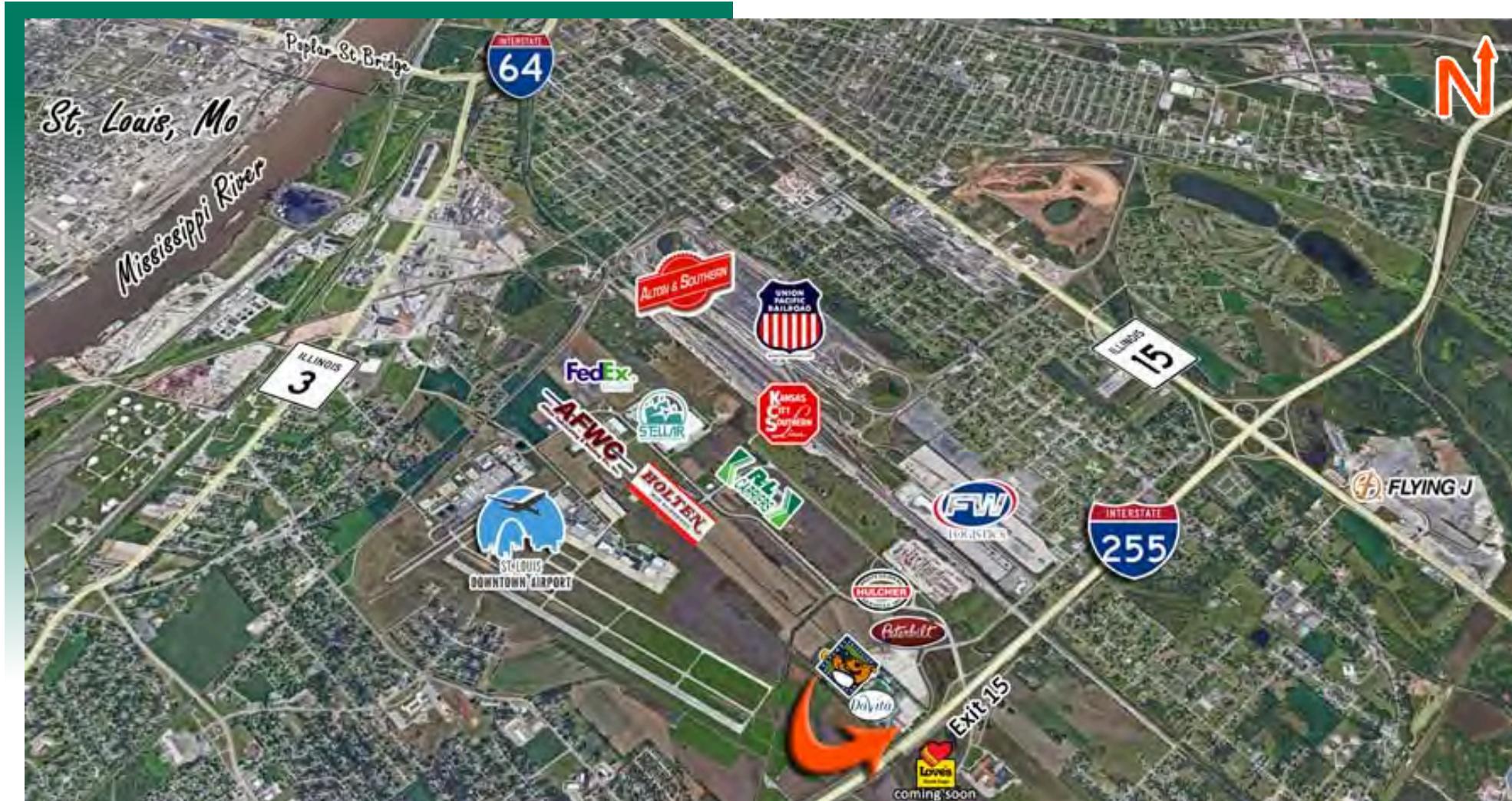
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AREA MAP

2021 GOOSE LAKE ROAD, SAUGET, IL 62206



LOCATION OVERVIEW

The 4,693 SF Office/retail space is strategically situated in Sauget, IL, just off Interstate 255, making it easily accessible for transportation and logistics. Its close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Interstate
255'

EXIT

Exit # 15



STL Downtown
Airport

OFFICE/RETAIL SUMMARY

2021 GOOSE LAKE RD

LISTING # 2779

LOCATION DETAILS:

Parcel # 07-06-0-403-005
County: IL - St. Clair
Zoning: CG

PROPERTY OVERVIEW:

Building SF: 11,472
Vacant SF: 4,693
Usable Sqft: 4,693
Min Divisible SF: 4,693
Max Contig SF: 4,693
Office SF: 4,693
Signage: Building, Marquee
Lot Size: 2.72 Acres
Frontage: 200
Parking Spaces: 100
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2015
Building Class: B
Ceilings: 10'
Construction Type: Combination



LEASE INFORMATION:

Lease Rate: \$16.00 /SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$61,039.38
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 45,000

PROPERTY DESCRIPTION:

The office/retail space features a large open cubicle area with 5 private offices. It is equipped with heating and cooling systems throughout the office/retail space, ensuring a comfortable environment year around. It includes a conference room, breakroom and restrooms, as well as kitchenette. This well-appointed space is ideal for efficient and versatile retail/office operations.

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