

# 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

618.277.4400 [BARBERMURPHY.COM](http://BARBERMURPHY.COM)

**Tony Smallmon**

Broker Associate

Office: (618) 277-4400 (Ext. 18)

Cell: (618) 407-4240

[tonys@barbermurphy.com](mailto:tonys@barbermurphy.com)

**Steve Zuber - SIOR, CCIM**

Principal

Office: (618) 277-4400 (Ext. 13)

Cell: (314) 409-7283

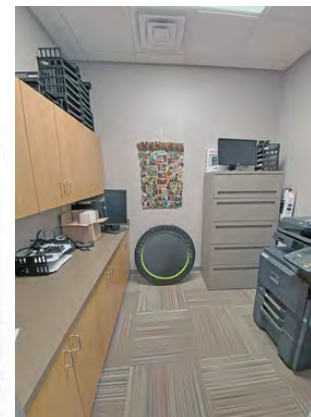
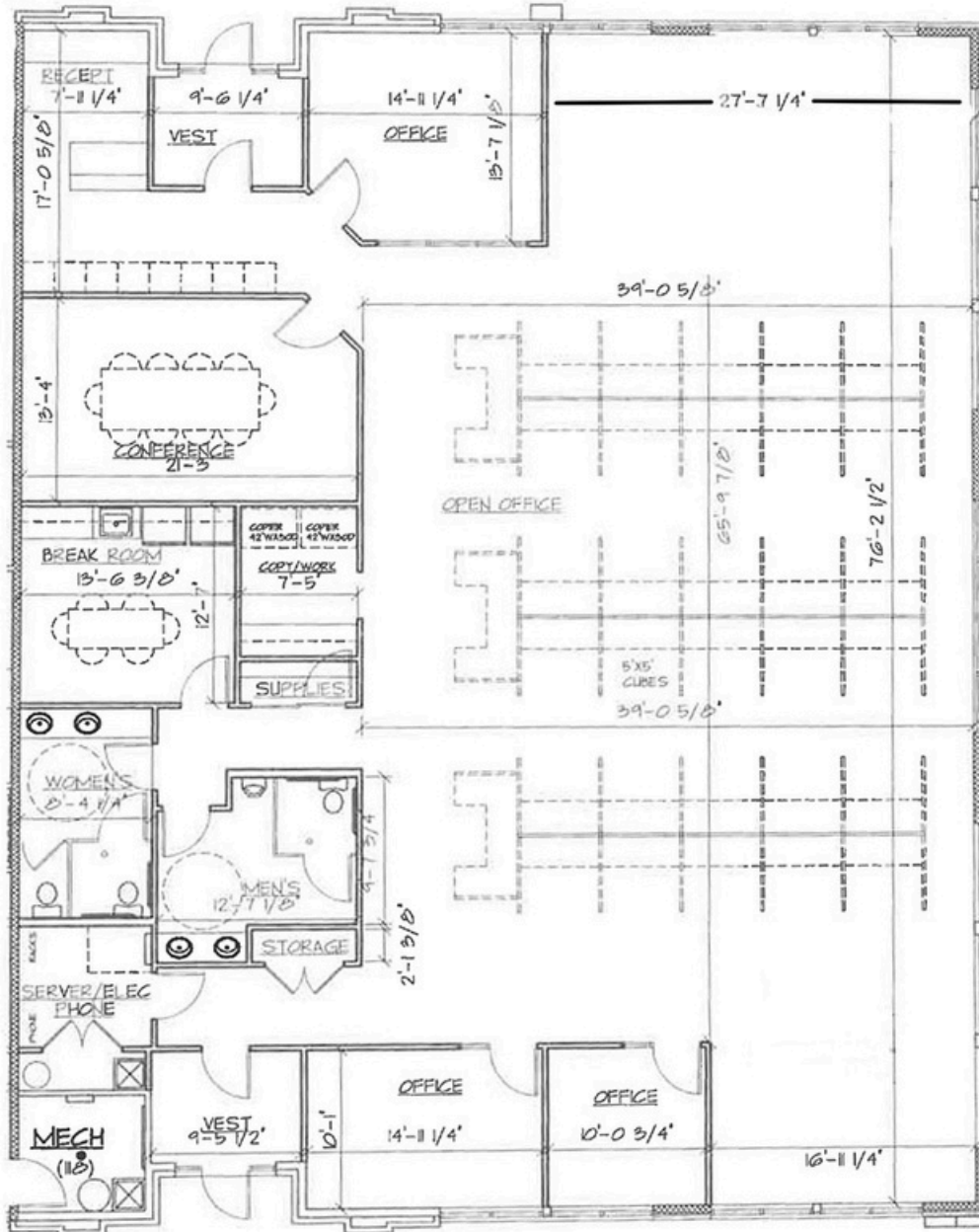
[steve@barbermurphy.com](mailto:steve@barbermurphy.com)



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.



2021 GOOSE LAKE ROAD, SAUGET, IL 62206



## 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

**BARBERMURPHY.COM**

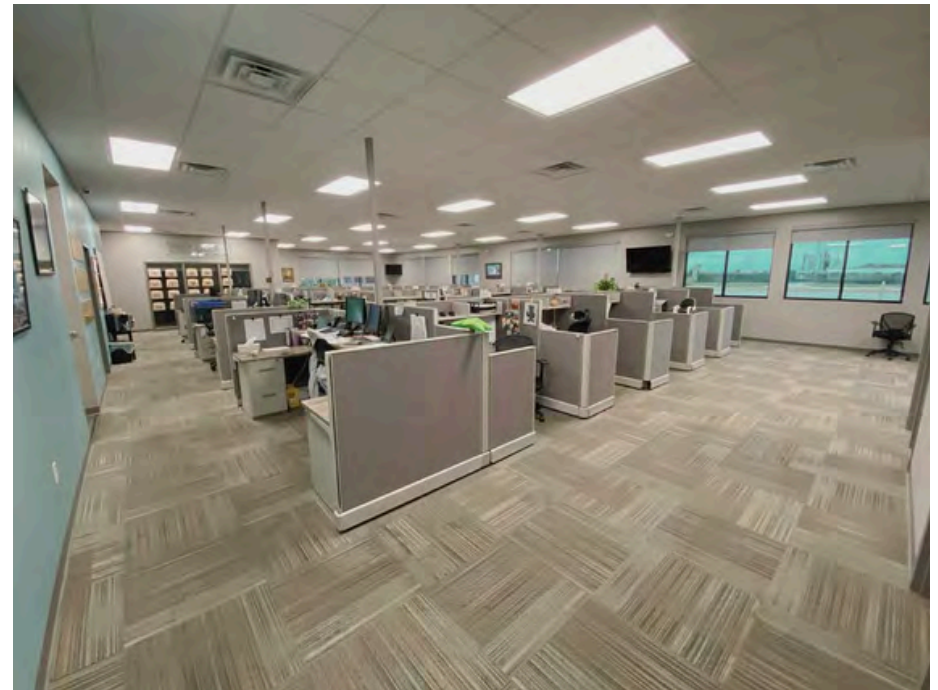




# COMMON AREAS AND CUBICLE SPACE

**BARBERMURPHY.COM**

2021 GOOSE LAKE ROAD, SAUGET, IL 62206





# 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. It's 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 colling 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.



COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**TONY SMALLMON**

Broker Associate  
O: (618) 277-4400  
C: (618) 407-4240  
tonys@barbermurphy.com

**STEVE ZUBER, SIOR, CCIM**

Principal  
O: (618) 277-4400  
C: (314) 409-7283  
steve@barbermurphy.com