FOR LEASE

20B Kettle River Dr.
Glen Carbon, IL 62034

2,400 SF INDUSTRIAL FLEX SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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## 20B Kettle River Dr,. Glen Carbon, IL
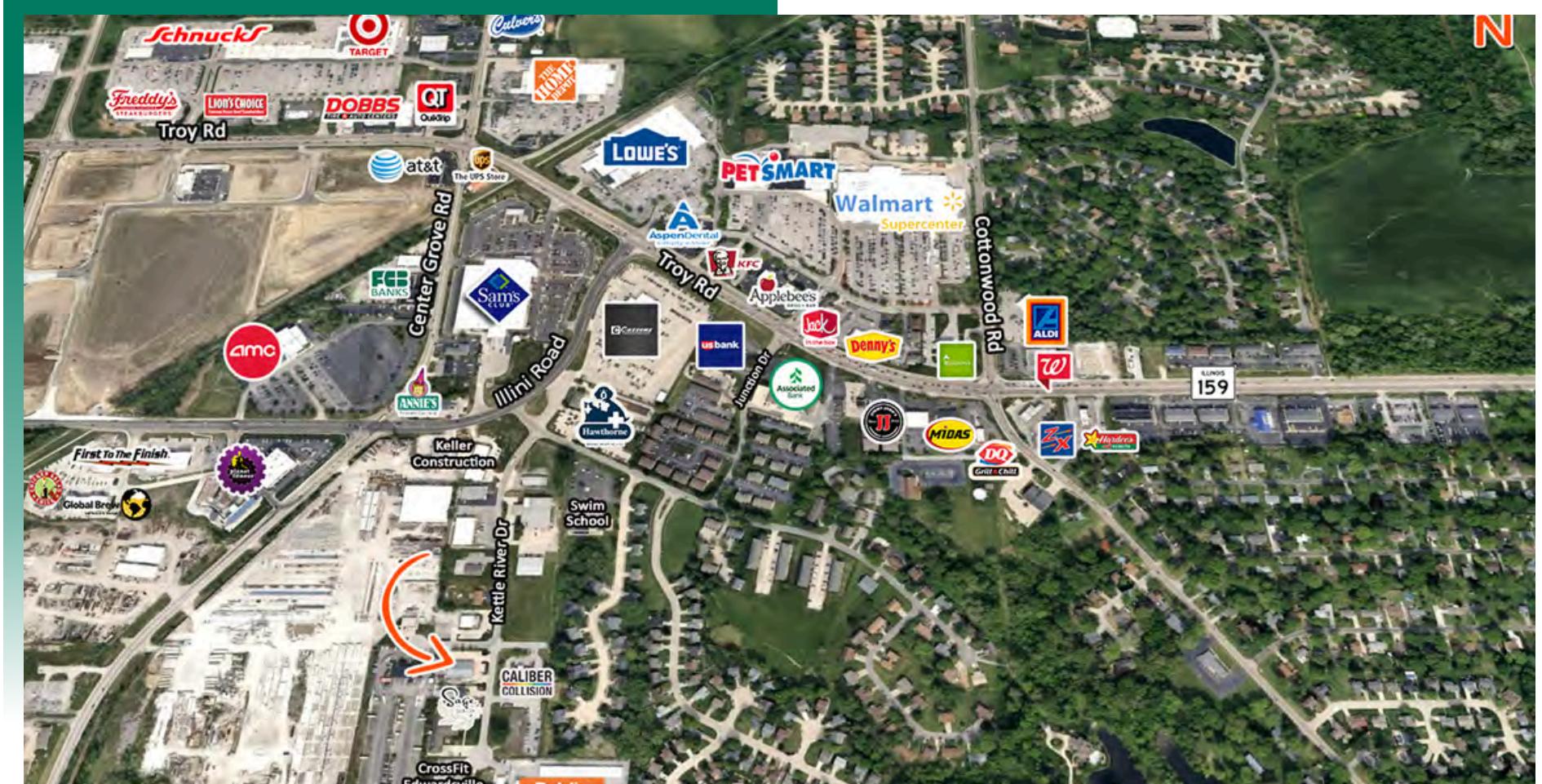
LOCATION OVERVIEW

Strategic infill location rare for industrial product. Adjacent to Hwy 159 and quick access to I-270.

# PROPERTY PHOTOS

20B Kettle River Dr,. Glen Carbon, IL

INTERIOR PHOTO
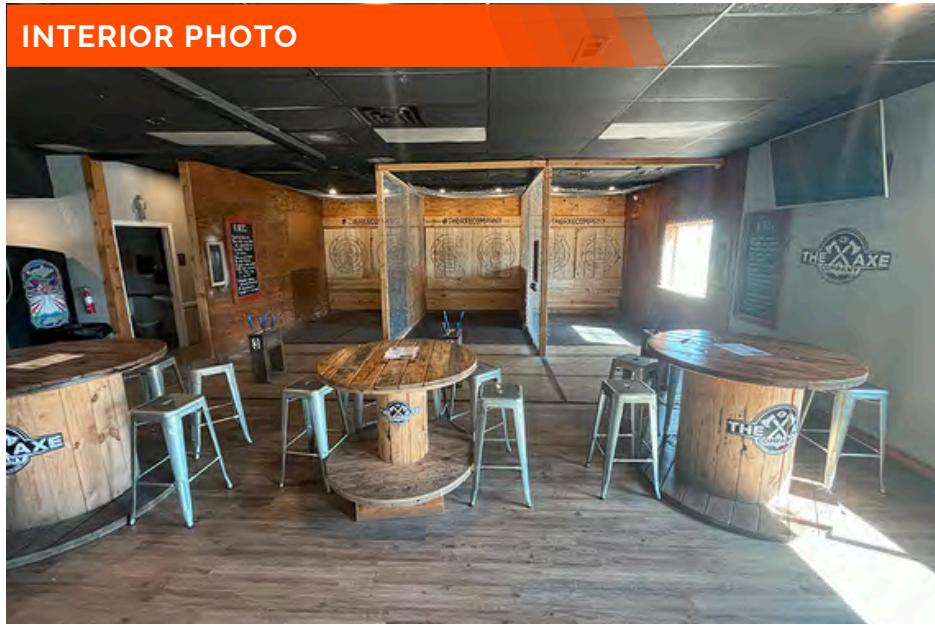
INTERIOR PHOTO

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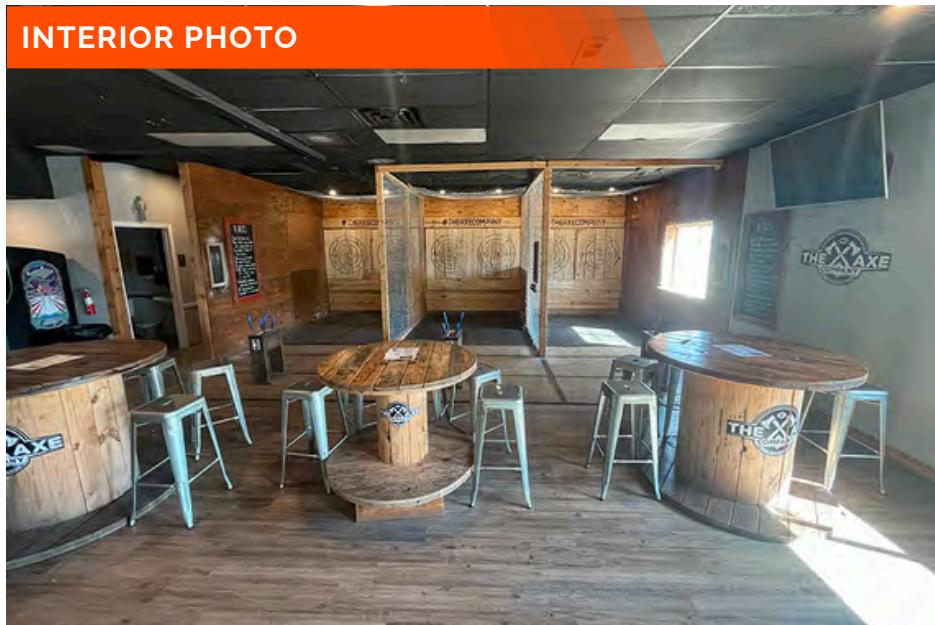
EXTERIOR - REAR

INDUSTRIAL PROPERTY SUMMARY

20B KETTLE RIVER DRIVE

LISTING #	3088

LOCATION DETAILS:

Parcel #:	14-2-15-23-03-301-024
County:	IL - Madison
Zoning:	General Commercial

PROPERTY OVERVIEW:

Building SF:	6,600
Vacant SF:	2,400
Warehouse SF:	2,400
Min Divisible SF:	2,400
Max Contig SF:	2,400
Lot Size:	0.71 Acres
Frontage:	160'
Depth:	200'
Parking Spaces:	24
Parking Surface Type:	Paved
Archeological:	No
Environmental:	No
Survey:	No

STRUCTURAL DATA:

Year Built:	1991
Renovated:	-
Clear Ht Min:	-
Clear Ht Max:	-
Bay Spacing:	-
Construction Type:	Metal
Roof:	Metal
Floor Type:	Concrete
Floor Thickness"	-

FACILITY INFORMATION:

Heat:	-
AC:	-
Lighting:	-
Sprinklers:	-
Insulated:	No
Ventilation:	No
Compressed Air:	No
Restrooms Men:	No
Restrooms Womens:	No
Showers:	No
Floor Drains:	No

LOADING & DOORS:

Dock Doors:	No
# Drive In Doors:	2
Drive In Door Size:	10'

TRANSPORATION:

Interstate Access:	I-270
Airport Access:	N/A
Rail Access:	N/A
Rail Line:	N/A
Rail Status:	N/A

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20B KETTLE RIVER DRIVE

UTILITY INFO:

Water Provider:	City
Water Location:	On Site
Sewer Provider:	City
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	-
Voltage High:	-
Amps:	-
Phase:	-

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

SALE/LEASE INFORMATION:

Lease Rate:	$18.00 / SF
Lease Type:	Gross

PROPERTY DESCRIPTION:

This 2,400 SF industrial flex space is suitable for a wide range of uses. It has concrete floors, (2) 10-foot drive-in doors, and ample parking.

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