



LOCATION:

Lots 1, 2, & 3 of Parkway Prof. Center
Lots 3 & 4 Ginger Creek Meadows

UTILITIES:

Electric: Ameren
Water: Village of Glen Carbon
Telephone: Ameritech
Sewer: Village of Glen Carbon

BUILDING CHARACTERISTICS:

Construction: Brick
Maximum Height: 35 ft. or 2.5 stories
Maximum Building Size: See Site Plan

ZONING:

Zoned by Village of Glen Carbon
CN: Neighborhood Commercial District
Permitted S.I.C. Codes (see Site Plan)
Covenants & Restrictions: Yes

TRANSPORTATION:

Nearest Highway: 157
Nearest Interstate: 270 & 255
Air: St. Louis, Regional Airport/Bethalto
Air: Lambert International/St. Louis, MO
Air: Mid-America/O'Fallon, IL

TOPOGRAPHY:

Lots are not in 100 yr. flood plain
Generally flat

LOCAL UNIVERSITY:

Southern Illinois University at
Edwardsville: Approx. 1 mile

ARCHITECTURAL:

Henderson & Associates Architects, Inc.

ENGINEERING:

Sheppard, Morgan & Schwaab, Inc.

GINGER CREEK PROPERTIES, INC.

PARKWAY PROFESSIONAL CENTER

Ginger Creek Parkway
Glen Carbon, IL 62034

**FOR SALE/FOR LEASE
BUILD TO SUIT**

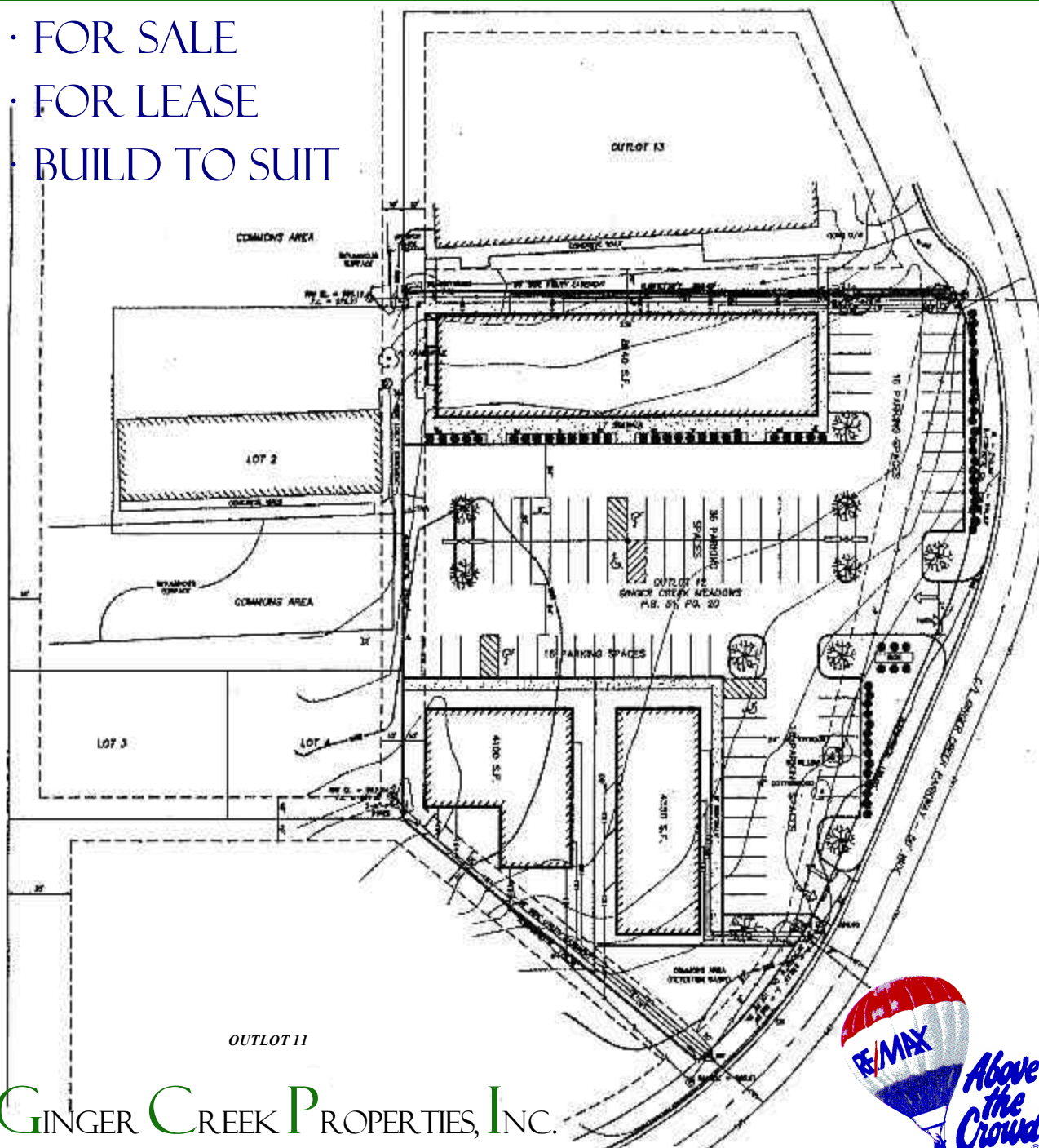


DENNIS DUGAN
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PARKWAY PROFESSIONAL CENTER

FOR SALE/FOR LEASE

- FOR SALE
- FOR LEASE
- BUILD TO SUIT



LOT 1: PARKWAY PROF. CENTER

Acreage: 12,974
Total: 32,545 sq. ft.*
Proposed Building: 8,640 sq. ft.
Finished Floor: 589.00

LOT 2: PARKWAY PROF. CENTER

Acreage: 9086 sq. ft.
Total: 22,791 sq. ft.*
Proposed Building: 4,100 sq. ft.
Finished Floor: 589.00

LOT 3: PARKWAY PROF. CENTER

Acreage: 7,519 sq. ft.
Total: 18,861 sq. ft.*
Proposed Building: 4,350 sq. ft.
Finished Floor: 588.20

LOT 3: GINGER CREEK MEADOWS

Acreage: 7,035 sq. ft.
Total: 14,968 sq. ft.*
Proposed Building: 3,100 sq. ft.
Finished Floor: 588.70

LOT 4: GINGER CREEK MEADOWS

Acreage: 5,576 sq. ft.
Total: 11,864 sq. ft.*
Proposed Building: 2,400 sq. ft.
Finished Floor: 588.70



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