

## 36,500 SF Warehouse/Office/Showroom for Sale

9669 West Route 161, Fairview Heights, Illinois 62208  
St. Clair County

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### Property Description

#### Warehouse/Office/Showroom

Total of 36,500 SF- 10,500 SF office/showroom – 26,000 SF warehouse – 4.96 acre site  
Very nice recently renovated office/showroom space. Ceiling heights are 24' to 30' at the eaves. Two (2) dock high doors and two (2) large drive in doors arranged for drive-thru capability. Warehouse building is clear span with no interior columns. Site is mostly fenced and provides almost 2 acres of outside storage. Warehouse building constructed in 2015. Office/showroom renovated in 2014. Outstanding visibility and ingress/egress to Route 161. Excellent access to residential areas of Fairview Heights, Swansea and Belleville.

**Sale Price: \$2,375,000**

**Lease Rate: \$6.00 per SF/NNN**

#### Basic Details

Listing No:	2358
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	36,500 Sqft.
Lot Size (Acres):	4.96 Acre(s)

#### Square Foot Information

Building Total Sqft:	36,500 Sqft.
Office:	10,500 Sqft.
Warehouse:	26,000 Sqft.
Min Divisible Sqft:	36,500 Sqft.
Max Contiguous Sqft:	36,500 Sqft.

Total Sqft Available:	36,500 Sqft.
Sale Price:	\$2,375,000

### Facility Information

Truck Dock:	2
Drive-In Doors:	2

### Structural Data

Clearance Min:	24 ft
Clearance Max:	30 ft
Bay Spacing:	Clear Span