



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

1,100-2,294 SF Office/Retail Suites for Lease

1413 - 1415 West Hwy 50, O'Fallon, Illinois 62269
St. Clair County

John L. Eichenlaub

Phone: 618-570-8344

Email: johne@barbermurphy.com



Basic Details

Listing No:	2484
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	5,000 Sqft.
Total Sqft Available:	2,294 Sqft.
Lease Rate:	\$1,925-\$3,050/Month, Full Service
Lease Type:	Full Service
CAM Charges:	\$5.65
Leasing Comments:	Rate includes all CAM charges, utilities, repairs, maintenance, snow removal, lawn cutting and repair/replacement of all major mechanical items (HVAC & Water Heater)

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1413 - 1415
Street:	West Hwy 50

Square Foot Information

Building Total Sqft:	5,000 Sqft.
----------------------	-------------

Property Information

Parcel No:	03-26.0-401-015
------------	-----------------

Total Sqft Available:	2,294 Sqft.
Direct Lease:	2,294 Sqft.
Office:	2,294 Sqft.
Retail:	2,294 Sqft.
Min Divisible Sqft:	1,100 Sqft.
Max Contiguous Sqft:	2,294 Sqft.

Structural Data

Year Built:	2006
Rehab Year:	2020
Clearance Min:	8 ft
Clearance Max:	10 ft
Exterior:	Brick
Floors:	2

Zoning:	B-1 (P)
Zoning By:	O'Fallon
Parking:	Common Area
Parking Surface Type:	Asphalt
Traffic Count:	28,500

Transportation

Interstate:	I-64
-------------	------