



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

14,742 SF Retail/Showroom for Lease

6108 North Illinois St, Fairview Heights, Illinois 62208
St. Clair County

Matt Barriger

Phone: 618-973-5507

Email: mattb@barbermurphy.com



Basic Details

Listing No:	1002
Sale Or Lease:	For Lease
Property Type(s):	Retail
Building Size (Sqft):	29,190 Sqft.
Lot Size (Acres):	187 Acre(s)
Total Sqft Available:	14,742 Sqft.
Lease Rate:	\$12.00 Per Sqft
Lease Type:	NNN
Net Charges:	2.50

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	6108
Street:	North Illinois
Street Suffix:	St

Square Foot Information

Building Total Sqft:	29,190 Sqft.
Total Sqft Available:	14,742 Sqft.
Office:	140 Sqft.
Retail:	14,742 Sqft.
Warehouse:	1,700 Sqft.
Min Divisible Sqft:	14,742 Sqft.
Max Contiguous Sqft:	14,742 Sqft.

Property Information

Parcel No:	03-27.0-300-041
Zoning:	B-3
Zoning By:	Fairview Heights
Parking:	55
Parking Surface Type:	Asphalt/Concrete
Traffic Count:	26,598

Structural Data

Year Built:	1973
Rehab Year:	2015
Clearance Min:	11 ft
Clearance Max:	18 ft

Utility Information

Water Provider:	City of O'Fallon
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Land Measurements

Acres:	1.88 Acre(s)
Frontage:	200 ft
Depth:	405 ft