



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

1,433 SF Professional Office Suite

801 Lincoln Hwy, Fairview Heights, Illinois 62208
St. Clair County

Mike Durbin

Phone: 618-960-8675

Email: miked@barbermurphy.com



Basic Details

Listing No:	2567
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	5,970 Sqft.
Total Sqft Available:	1,433 Sqft.
Lease Rate:	\$12.00 Per Sqft
Lease Type:	NNN
Net Charges:	8.32

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	801
Street:	Lincoln Hwy

Square Foot Information

Building Total Sqft:	5,970 Sqft.
Direct Lease:	1,433 Sqft.
Office:	1,433 Sqft.
Min Divisible Sqft:	1,433 Sqft.
Max Contiguous Sqft:	1,433 Sqft.

Property Information

Parcel No:	03-27.0-215-025
Zoning:	B-1
Zoning By:	Fairview Heights
Complex:	First Community Credit Union
Prior Use:	Law Office
Parking:	13
Parking Surface Type:	Asphalt
Property Tax:	\$22,534
Tax Year:	2021

Traffic Count:

18,100

Structural Data

Year Built:	1974
Rehab Year:	2004
Class:	B
Clearance Min:	7 ft
Clearance Max:	9 ft
Exterior:	Concrete

Land Measurements

Acres:	0.78 Acre(s)
Frontage:	200 ft
Depth:	175 ft

Transportation

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