

# BARBERMURPHY

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

## 28,000 SF Warehouse/Retail Space

5401 Collinsville Rd, Fairmont City, Illinois 62201  
Madison County

**Cole . Hensel**

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### Basic Details

Listing No:	283
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Retail
Building Size (Sqft):	132,830 Sqft.
Lot Size (Acres):	12 Acre(s)
Total Sqft Available:	28,000 Sqft.
Lease Rate:	\$3.00 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Madison
City:	Fairmont City
Zipcode:	62201
Street Number:	5401
Street:	Collinsville
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	132,830 Sqft.
Total Sqft Available:	28,000 Sqft.
Direct Lease:	28,000 Sqft.
Retail:	28,000 Sqft.
Min Divisible Sqft:	28,000 Sqft.
Max Contiguous Sqft:	28,000 Sqft.

### Property Information

Parcel No:	17-2-20-34-03-301-01.001
Zoning:	B-2 Hwy Business
Zoning By:	Fairmont City
Prior Use:	Grocery Store
TIF:	Yes
Enterprise Zone:	Yes
Parking:	100
Parking Surface Type:	Asphalt
Property Tax:	\$15,343
Tax Year:	2021

Traffic Count:

5,350

## Structural Data

Year Built:	1967
Rehab Year:	1992
Class:	C
Clearance Min:	14 ft
Clearance Max:	17 ft
Bay Spacing:	40' x 60'
Exterior:	Cinder Block
Sprinklers:	Yes

## Land Measurements

Acres:	12 Acre(s)
Frontage:	1,479 ft
Depth:	957 ft

## Transportation

Interstate:	I-55/70
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