

## Office Space for Lease

10513 Lincoln Trail, Fairview Heights, Illinois 62203  
St. Clair County

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### Basic Details

Listing No:	2611
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical, Special Purpose - Healthcare
Building Size (Sqft):	4,480 Sqft.
Lot Size (Acres):	0.77 Acre(s)
Total Sqft Available:	2,640 Sqft.
Lease Rate:	\$12.50/SF, Modified Gross
Lease Type:	Modified Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62203
Street Number:	10513
Street:	Lincoln Trail

### Square Foot Information

Building Total Sqft:	4,480 Sqft.
Total Sqft Available:	2,640 Sqft.
Direct Lease:	2,640 Sqft.
Office:	2,640 Sqft.
Min Divisible Sqft:	800 Sqft.
Max Contiguous Sqft:	2,640 Sqft.

### Property Information

Parcel No:	03-28.0-111-055
Zoning:	B-3
Zoning By:	City of Fairview Heights
Prior Use:	Chiropractic and PT
TIF:	Yes
Enterprise Zone:	Yes
Parking:	23
Parking Surface Type:	Asphalt
Property Tax:	\$11,368.93
Tax Year:	2021

Traffic Count:

14,800

## Structural Data

Year Built:	1939
Clearance Min:	7 ft
Clearance Max:	9 ft
Exterior:	Siding
Floors:	2

## Land Measurements

Acres:	0.77 Acre(s)
Frontage:	75 ft
Depth:	362 ft