

BARBERMURPHY

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

1,300-4,000 SF Office/Retail Space

6102 North Illinois, 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):	Office, Office - General Office, Retail
Building Size (Sqft):	29,190 Sqft.
Total Sqft Available:	4,000 Sqft.
Lease Rate:	\$12.50/SF, NNN
Net Charges:	2.25

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	6102
Street:	North Illinois

Square Foot Information

Building Total Sqft:	29,190 Sqft.
Total Sqft Available:	4,000 Sqft.
Office:	4,000 Sqft.
Retail:	4,000 Sqft.
Min Divisible Sqft:	1,300 Sqft.
Max Contiguous Sqft:	4,000 Sqft.

Property Information

Parcel No:	03-27.0-300-041
Zoning:	B-2
Zoning By:	Fairview Heights
Prior Use:	Office
Parking:	60
Parking Surface Type:	Asphalt and Concrete
Property Tax:	\$34,874.04
Tax Year:	2021
Traffic Count:	30,000

Structural Data

Year Built:	1973
Clearance Min:	10 ft
Clearance Max:	12 ft
Exterior:	Masonry Block/Brick
Floors:	1

Land Measurements

Acres:	1.88 Acre(s)
Frontage:	200 ft
Depth:	410 ft