



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

1,625 SF Office/Retail Suite for Lease

314 Fountains Parkway, Fairview Heights, Illinois 62208
St. Clair County

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Basic Details

Listing No:	2491
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical, Retail, Retail - Store Front Retail
Building Size (Sqft):	13,055 Sqft.
Lot Size (Acres):	2.47 Acre(s)
Total Sqft Available:	1,625 Sqft.
Lease Rate:	\$18/SF, NNN
CAM Charges:	\$6.27

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	314
Street:	Fountains Parkway

Square Foot Information

Building Total Sqft:	13,055 Sqft.
Total Sqft Available:	1,625 Sqft.
Direct Lease:	1,625 Sqft.
Office:	1,625 Sqft.
Retail:	1,625 Sqft.
Min Divisible Sqft:	1,625 Sqft.
Max Contiguous Sqft:	1,625 Sqft.

Property Information

Parcel No:	03-22. 0-307-024
Zoning:	B-3
Complex:	The Fountains
Prior Use:	Commercial (General)
Parking:	111
Parking Surface Type:	Asphalt
Property Tax:	\$43,111
Tax Year:	2022

Traffic Count:	21,000
Topography:	Flat

Structural Data

Year Built:	2008
Clearance Min:	7 ft
Clearance Max:	10 ft
Floors:	1

Land Measurements

Acres:	2.47 Acre(s)
Frontage:	203 ft
Depth:	453 ft

Transportation

Interstate:	IL-64
Airport:	MidAmerica Airport