



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

# 13,049 SF Office/Warehouse & Retail Showroom

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

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## Basic Details

Listing No:	2829
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Retail, Retail - Freestanding
Building Size (Sqft):	13,049 Sqft.
Lot Size (Acres):	1.07 Acre(s)
Total Sqft Available:	13,049 Sqft.
Lease Rate:	\$10.25/SF, Modified Net

## Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	317
Street:	Lincoln Hwy

## Square Foot Information

Building Total Sqft:	13,049 Sqft.
Direct Lease:	13,049 Sqft.
Office:	500 Sqft.
Retail:	3,549 Sqft.
Warehouse:	9,000 Sqft.

## Facility Information

Truck Dock:	1
Truck Dock Size:	Open Dock
Drive-In Doors:	2
Drive-In Door Size:	12'
Heating:	Yes
Cooling:	Yes
Sprinklers:	Wet Pipe System
Lighting:	Metal Halide
Men's Restroom:	Yes

## Property Information

Parcel No:	03-27.0-100-071
Zoning:	PB
Prior Use:	Former Sears Tire and Auto Center
Parking:	14
Parking Surface Type:	Asphalt
Property Tax:	\$19,193
Tax Year:	2022
Traffic Count:	18,600

## Land Measurements

Acres:	1.07 Acre(s)
Frontage:	155 ft

Women's Restroom:	Yes
Compressed Air:	Yes

## Structural Data

Year Built:	1988
Clearance Min:	10 ft
Clearance Max:	22 ft
Roof:	Flat
Exterior:	Block/Stucco
Floor Drains:	Yes

## Utility Information

Water Provider:	City Served
Water Provider Location:	On Site
Sewer Provider:	City Served
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	225-400
Phase:	3 Phase
Low Volts:	120
High Volts:	208