

7,248 SF Office/Retail Space For Lease

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

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Basic Details

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|-----------------------|------------------|
| Listing No: | 2850 |
| Sale Or Lease: | For Lease |
| Property Type(s): | Office, Retail |
| Building Size (Sqft): | 7,248 Sqft. |
| Total Sqft Available: | 7,248 Sqft. |
| Lease Rate: | \$18.00 Per Sqft |
| Lease Type: | NNN |

Address

| | |
|----------------|------------------|
| Country: | US |
| State: | IL |
| County: | St. Clair |
| City: | Fairview Heights |
| Zipcode: | 62208 |
| Street Number: | 10 |
| Street: | Lincoln |
| Street Suffix: | Hwy |

Square Foot Information

| | |
|-----------------------|-------------|
| Total Sqft Available: | 7,248 Sqft. |
| Warehouse: | 1,500 Sqft. |
| Min Divisible Sqft: | 7,248 Sqft. |

Facility Information

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|---------------------|-----|
| Drive-In Doors: | 1 |
| Drive-In Door Size: | 12' |
| Men's Restroom: | Yes |
| Women's Restroom: | Yes |

Property Information

| | |
|------------|---------------------|
| Parcel No: | 03-27.0-300-003-058 |
| Zoning: | PB |
| Zoning By: | St. Clair |

Structural Data

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|-------------|------|
| Year Built: | 1976 |
| Rehab Year: | 2021 |
| Class: | B |

| | |
|----------------|----------|
| Parking: | 46 |
| Property Tax: | \$35,357 |
| Tax Year: | 2023 |
| Traffic Count: | 18,600 |

| | |
|----------------|-------|
| Clearance Max: | 12 ft |
| Roof: | Flat |
| Floors: | 1 |

Land Measurements

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|-----------|--------|
| Frontage: | 169 ft |
|-----------|--------|