



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

7,248 SF Office/Retail Space For Lease

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

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Basic Details

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

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

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

Frontage:	169 ft
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