

27,000 SF Office/Warehouse; Will Divide

9510 St. Clair Avenue, Fairview Heights, Illinois 62208
St. Clair County

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Basic Details

Listing No:	2308
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Crane Served, Industrial - Temperature Controlled, Office
Building Size (Sqft):	37,000 Sqft.
Lot Size (Acres):	2.92 Acre(s)
Total Sqft Available:	37,000 Sqft.
Lease Rate:	\$5.00 Per Sqft
Lease Type:	Gross, Plus Utilities

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	9510
Street:	St. Clair
Street Suffix:	Avenue

Square Foot Information

Building Total Sqft:	37,000 Sqft.
Total Sqft Available:	37,000 Sqft.
Direct Lease:	27,000 Sqft.
Office:	8,000 Sqft.
Warehouse:	19,000 Sqft.
Min Divisible Sqft:	7,000 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	14'x14'
Dock Levelers:	Yes
Drive-In Doors:	3
Drive-In Door Size:	14'x14'
Overhead Cranes:	Yes
Overhead Crane	1 Ton & 2 Ton

Size:	
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Extra Land:	0.67 AC for Lease at \$1,600/MO

Property Information

Parcel No:	02-25.0-201-040;055;028;0 29
Zoning:	B-4; Fairview Heights
Prior Use:	Manufacturing
Environmental:	Yes
Parking:	20
Parking Surface Type:	Rocked
Property Tax:	\$9,345
Tax Year:	2022
Traffic Count:	9,800
Topography:	Flat

Structural Data

Rehab Year:	1990
Class:	C
Clearance Min:	14 ft
Clearance Max:	20 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Metal, Steel
Floor Type:	Reinforced Concrete
Floor Thickness:	6

Land Measurements

Acres:	2.92 Acre(s)
Frontage:	740 ft
Depth:	202 ft

Utility Information

Water Provider:	IL American
Water Provider Location:	On-Site
Sewer Provider:	Septic
Sewer Provider Location:	On-Site
Gas Provider:	Ameren IL
Gas Provider Location:	On-Site
Electric Provider:	Ameren IL
Electric Provider Location:	On-Site
AMPS:	2000
Phase:	3
Low Volts:	240
High Volts:	480

Transportation

Interstate:	I-64 & I-255
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