



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

850 SF Office Suite Available

111 Union Hill Road, Fairview Heights, Illinois 62208
St. Clair County

Mike Durbin

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Basic Details

Listing No:	2880
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail
Building Size (Sqft):	1,475 Sqft.
Total Sqft Available:	850 Sqft.
Lease Rate:	\$12.00 Per Sqft
Lease Type:	Gross

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	111
Street:	Union Hill
Street Suffix:	Road

Square Foot Information

Building Total Sqft:	1,475 Sqft.
Total Sqft Available:	850 Sqft.
Direct Lease:	850 Sqft.
Office:	850 Sqft.
Min Divisible Sqft:	850 Sqft.
Max Contiguous Sqft:	850 Sqft.

Property Information

Parcel No:	03-28-300-041
Zoning:	B-3
Zoning By:	St. Clair
Prior Use:	Office
TIF:	Yes
Enterprise Zone:	Yes
Parking:	10
Parking Surface Type:	Asphalt
Property Tax:	\$8,596.56
Tax Year:	2022

Traffic Count:

16,600

Structural Data

Year Built:	1937
Rehab Year:	2023
Class:	Fair
Clearance Min:	7 ft
Clearance Max:	9 ft
Exterior:	Brick, Wood frame
Floor Type:	Wood Plank

Land Measurements

Frontage:	72 ft
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Transportation

Interstate:	1.3 miles to I-64
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