

4,140 SF Executive Office For Lease

5440 N Illinois Street, Fairview Heights, Illinois 62208
St. Clair County

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Basic Details

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|-----------------------|---------------------------------|
| Listing No: | 2914 |
| Sale Or Lease: | For Lease |
| Property Type(s): | Office, Office - General Office |
| Building Size (Sqft): | 4,140 Sqft. |
| Total Sqft Available: | 4,140 Sqft. |
| Lease Rate: | \$17.00 Per Sqft |
| Lease Type: | Modified Gross |

Address

| | |
|----------------|------------------|
| Country: | US |
| State: | IL |
| County: | St. Clair |
| City: | Fairview Heights |
| Zipcode: | 62208 |
| Street Number: | 5440 |
| Street: | N Illinois |
| Street Suffix: | Street |

Square Foot Information

| | |
|-----------------------|-------------|
| Building Total Sqft: | 4,140 Sqft. |
| Total Sqft Available: | 4,140 Sqft. |
| Min Divisible Sqft: | 1,800 Sqft. |
| Max Contiguous Sqft: | 4,140 Sqft. |

Facility Information

| | |
|-------------------|-----|
| Men's Restroom: | Yes |
| Women's Restroom: | Yes |

Property Information

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|------------|------------------|
| Parcel No: | 03-34.0-102-003 |
| Zoning: | Planned Business |
| Prior Use: | Law Office |

Structural Data

| | |
|----------------|------|
| Year Built: | 2006 |
| Clearance Min: | 9 ft |
| Clearance Max: | 9 ft |

| | |
|-----------------------|---------|
| Parking: | 52 |
| Parking Surface Type: | Asphalt |
| Property Tax: | \$2,708 |
| Tax Year: | 2023 |
| Traffic Count: | 23,600 |

| | |
|-----------|-------|
| Exterior: | Brick |
|-----------|-------|

Land Measurements

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|-----------|--------|
| Frontage: | 115 ft |
| Depth: | 200 ft |

Utility Information

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|-----------------------------|-------------------------|
| Water Provider: | Illinois American Water |
| Water Provider Location: | On Site |
| Sewer Provider: | Caseyville Township |
| Sewer Provider Location: | On Site |
| Gas Provider: | Ameren |
| Gas Provider Location: | On Site |
| Electric Provider: | Ameren |
| Electric Provider Location: | On Site |

Transportation

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|-------------|------|
| Interstate: | I-64 |
|-------------|------|