



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

Business Center III: Professional Office For Lease

11 Executive Drive, Fairview Heights, Illinois 62208
St. Clair County

Collin Fischer - CCIM

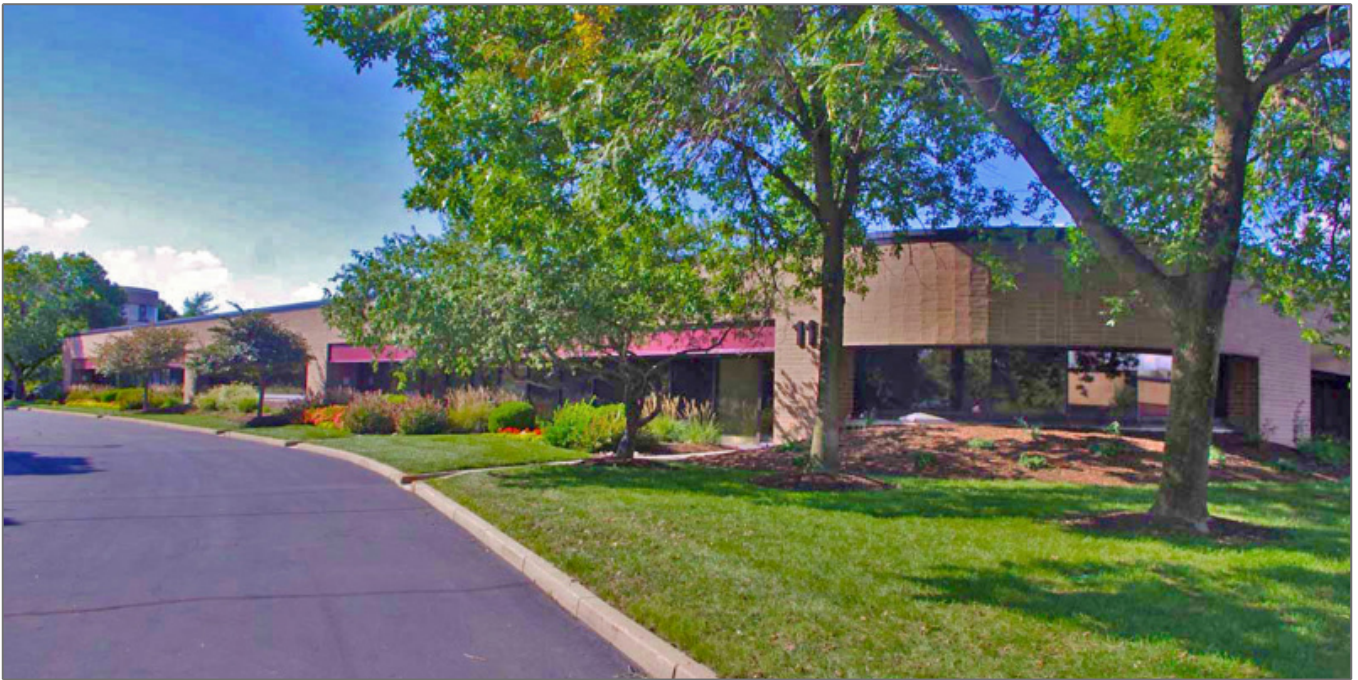
Phone: 618-420-2376

Email: collinf@barbermurphy.com

Mike Durbin

Phone: 618-960-8675

Email: miked@barbermurphy.com



Basic Details

Listing No:	1843
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	34,487 Sqft.
Total Sqft Available:	3,450 Sqft.
Lease Rate:	\$13.95 Per Sqft
Lease Type:	NNN
Net Charges:	\$4.50

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	11
Street:	Executive
Street Suffix:	Drive

Square Foot Information

Building Total Sqft:	34,487 Sqft.
Total Sqft Available:	3,450 Sqft.
Direct Lease:	3,450 Sqft.
Office:	3,450 Sqft.
Min Divisible Sqft:	3,448 Sqft.
Max Contiguous Sqft:	3,450 Sqft.

Facility Information

Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	03-22.0-301-019
Zoning:	C-1
Zoning By:	St. Clair
Prior Use:	Office
Parking:	4.09/1000
Parking Surface Type:	Asphalt
Property Tax:	\$60,302
Tax Year:	2022
Traffic Count:	78,800

Land Measurements

Acres:	3.33 Acre(s)
Frontage:	433 ft
Depth:	357 ft

Structural Data

Year Built:	1990
Rehab Year:	1995
Class:	C
Clearance Min:	7 ft
Clearance Max:	12 ft
Roof:	Membrane
Exterior:	Brick/Block
Floors:	1

Transportation

Interstate:	I-64
Airport:	30 mins from Lambert St. Louis International Airpo