

## 32,000 SF Office/ Warehouse Available for Sale

955 North 1st St, Fairmont City, Illinois 62201  
St. Clair County

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### Basic Details

Listing No:	3004
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	32,000 Sqft.
Lot Size (Acres):	2.16 Acre(s)
Total Sqft Available:	3,200 Sqft.
Sale Price:	\$1,920,000
Sale Price Per Sqft:	\$60

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairmont City
Zipcode:	62201
Street Number:	955
Street:	North 1st
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	32,000 Sqft.
Total Sqft Available:	32,000 Sqft.
Office:	1,376 Sqft.
Warehouse:	30,624 Sqft.
Min Divisible Sqft:	12,000 Sqft.
Max Contiguous Sqft:	20,000 Sqft.

### Facility Information

Truck Dock:	1
Truck Dock Size:	9'x10'
Drive-In Doors:	2
Drive-In Door Size:	12'x12' & 9'x10'
Heating:	Warehouse
Cooling:	Office
Insulated:	Yes
Sprinklers:	Wet Pipe System
Lighting:	LED

## Property Information

Parcel No:	01-12.0-202-027
Zoning:	Industrial
Enterprise Zone:	Yes
Parking:	30
Parking Surface Type:	Rock
Property Tax:	\$12,917
Tax Year:	2023

## Land Measurements

Acres:	2.16 Acre(s)
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## Transportation

Interstate:	< 1 mile to I70, I64, I 55
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Men's Restroom:	Yes
Ventilation:	Yes

## Structural Data

Year Built:	1960
Rehab Year:	2019
Clearance Min:	13 ft
Clearance Max:	17 ft
Bay Spacing:	28'x32'
Roof:	Asphalt, Metal
Exterior:	Block, Metal
Sprinklers:	Yes
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

## Utility Information

Water Provider:	IL American
Water Provider Service:	On Site
Sewer Provider:	Metro East Sanitary
Sewer Provider Location:	On Site
Gas Provider:	Illinois Power
Gas Provider Location:	On Site
Electric Provider:	Illinois Power
Electric Provider Location:	On Site
AMPS:	200
Phase:	3
Low Volts:	120
High Volts:	240