



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

25,429 SF Warehouse/Office - Will Divide

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

Steve Zuber - SIOR, CCIM

Phone: 314-409-7283

Email: steve@barbermurphy.com

Cole . Hensel

Phone: 618-606-2646

Email: coleh@barbermurphy.com



Basic Details

Listing No:	3069
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office
Building Size (Sqft):	33,000 Sqft.
Total Sqft Available:	25,429 Sqft.
Lease Rate:	\$8.00 Per Sqft
Lease Type:	NNN

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:	33,000 Sqft.
Total Sqft Available:	25,429 Sqft.
Office:	8,000 Sqft.
Warehouse:	17,429 Sqft.
Min Divisible Sqft:	10,400 Sqft.
Max Contiguous Sqft:	25,429 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	Interior Dock
Dock Levelers:	Yes
Drive-In Doors:	4
Drive-In Door Size:	14'x14'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED

Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes
Extra Land:	0.67 AC for Lease at \$1,500/MO

Property Information

Parcel No:	02-25.0-201-040;055;028;029
Zoning:	B-4
Environmental:	Yes
Parking:	20
Parking Surface Type:	Rocked
Property Tax:	\$10,369
Tax Year:	2023

Structural Data

Rehab Year:	2025
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
-------------	--------------