

## Business Center II - Flex Space Suites

13 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:	1844
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office, Office - General Office
Building Size (Sqft):	41,593 Sqft.
Total Sqft Available:	12,253 Sqft.
Lease Rate:	\$7.00 - \$14.75 per SF
Lease Type:	NNN
Net Charges:	4.05
Leasing Comments:	Leases starting from \$7.00/SF, As-Is. Tenant improvements are negotiable. *Suite 12 delivered in warm whitebox condition. TI Allowance included in pricing for suite 12.

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	13
Street:	Executive
Street Suffix:	Drive

### Square Foot Information

Building Total Sqft:	41,593 Sqft.
Direct Lease:	12,253 Sqft.
Office:	12,253 Sqft.
Min Divisible Sqft:	746 Sqft.

### Property Information

Parcel No:	03-22.0-301-021
Zoning:	B-2
Zoning By:	Fairview Heights
Prior Use:	Office/Warehouse

Max Contiguous Sqft: 3,353 Sqft.

Parking: 3.80/1000

Parking Surface Type: Asphalt

Property Tax: \$69,350

Tax Year: 2023

Traffic Count: 74,300

## Structural Data

Year Built: 1990

Rehab Year: 1995

Class: C

Clearance Max: 14 ft

Exterior: Brick/Block

Floors: 1

## Land Measurements

Acres: 3.89 Acre(s)

Frontage: 422 ft

Depth: 370 ft

## Transportation

Interstate: I-64; Exit 12

Airport: MidAmerica St. Louis