

Business Center II - Only 5 Suites Remaining

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

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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:	12,144 Sqft.
Lease Rate:	\$9.95 - \$14.75per SF
Lease Type:	NNN
Net Charges:	\$3.90
Leasing Comments:	Leases starting from \$9.95/SF, As-Is. Tenant improvements are negotiable. More options available in the adjacent Business Center buildings.

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:	12,144 Sqft.
Office:	12,144 Sqft.
Min Divisible Sqft:	746 Sqft.
Max Contiguous Sqft:	3,353 Sqft.

Property Information

Parcel No:	03-22.0-301-021
Zoning:	B-2
Zoning By:	Fairview Heights
Prior Use:	Office/Warehouse
Parking:	3.80/1000

Parking Surface Type:	Asphalt
Property Tax:	\$66,683.54
Tax Year:	2021
Traffic Count:	79,600

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