

## Business Center I / (1) Office Suite & (1) Warehouse Space

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

**Collin Fischer - SIOR, CCIM**

Phone: 618-420-2376

Email: collinf@barbermurphy.com

**Mike Durbin**

Phone: 618-960-8675

Email: miked@barbermurphy.com



### Basic Details

Listing No:	1845
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office, Office - General Office
Building Size (Sqft):	28,624 Sqft.
Total Sqft Available:	12,877 Sqft.
Lease Rate:	\$13.95 Per Sqft
Lease Type:	NNN
Net Charges:	\$4.60

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	15
Street:	Executive
Street Suffix:	Drive

### Square Foot Information

Building Total Sqft:	28,624 Sqft.
Direct Lease:	12,877 Sqft.
Office:	12,877 Sqft.
Min Divisible Sqft:	2,563 Sqft.
Max Contiguous Sqft:	12,877 Sqft.

### Property Information

Parcel No:	03-22.0-301-020
Zoning:	C-1
Zoning By:	Fairview Heights
Prior Use:	Office/Warehouse
Parking:	4.03/1000
Parking Surface Type:	Asphalt
Tax Year:	2024

Traffic Count:

78,800

## Structural Data

Year Built:	1986
Rehab Year:	1995
Class:	C
Clearance Min:	10 ft
Clearance Max:	14 ft
Exterior:	Brick/Block
Floors:	1
Total Units:	6

## Land Measurements

Acres:	2.56 Acre(s)
Frontage:	189.72 ft
Depth:	345.95 ft