FOR LEASE

10314 Lincoln Trail, Fairview Heights, IL 62208

180 SF - 1,107 SF OFFICE SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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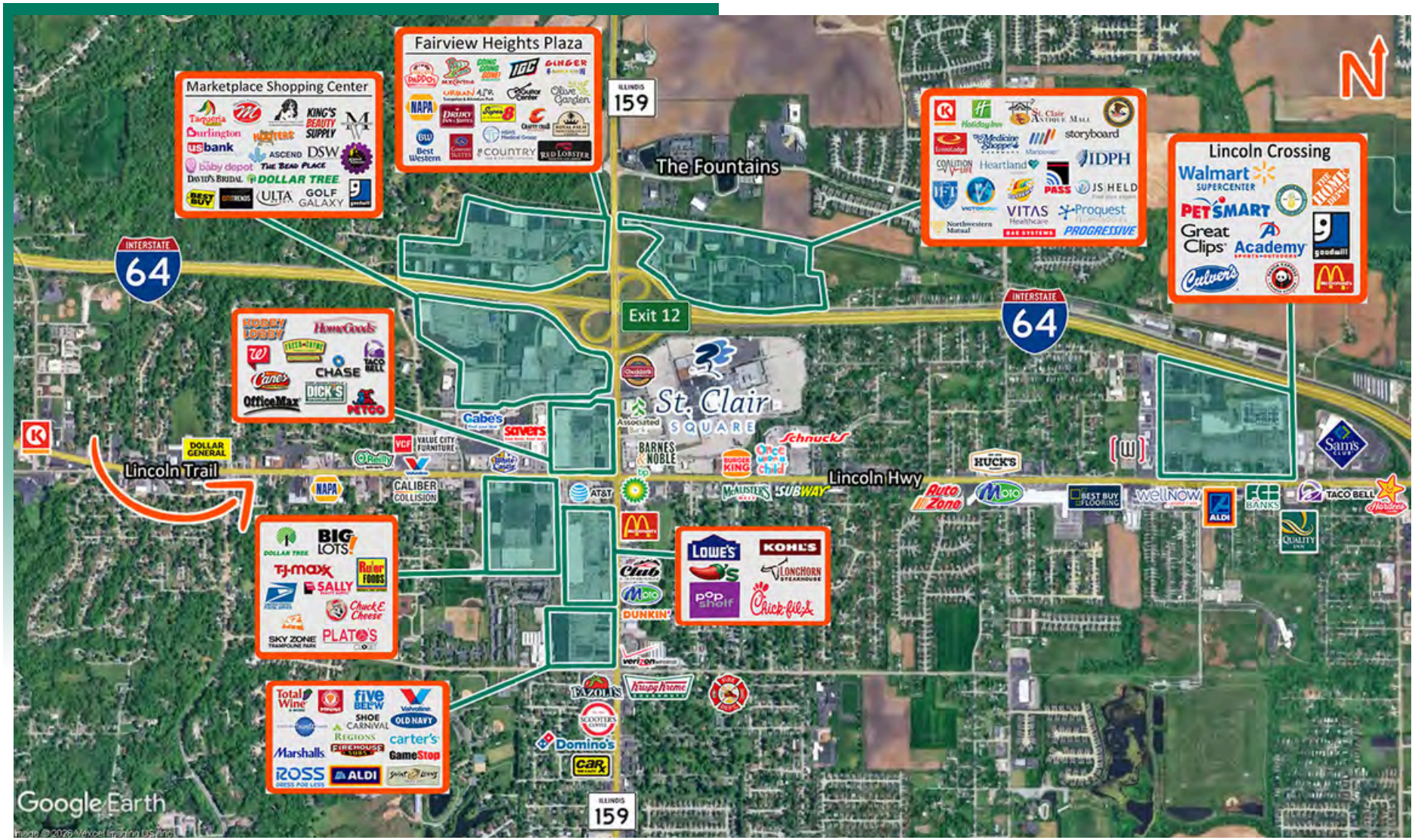
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

10314 Lincoln Trail, Fairview Heights, IL 62208



LOCATION OVERVIEW

Located along East/West thoroughfare of Lincoln Trail in Fairview Heights, IL. 1.25 Miles West of St. Clair Square Mall and 1.50 Miles West of Interstate 64.

FLOOR PLAN

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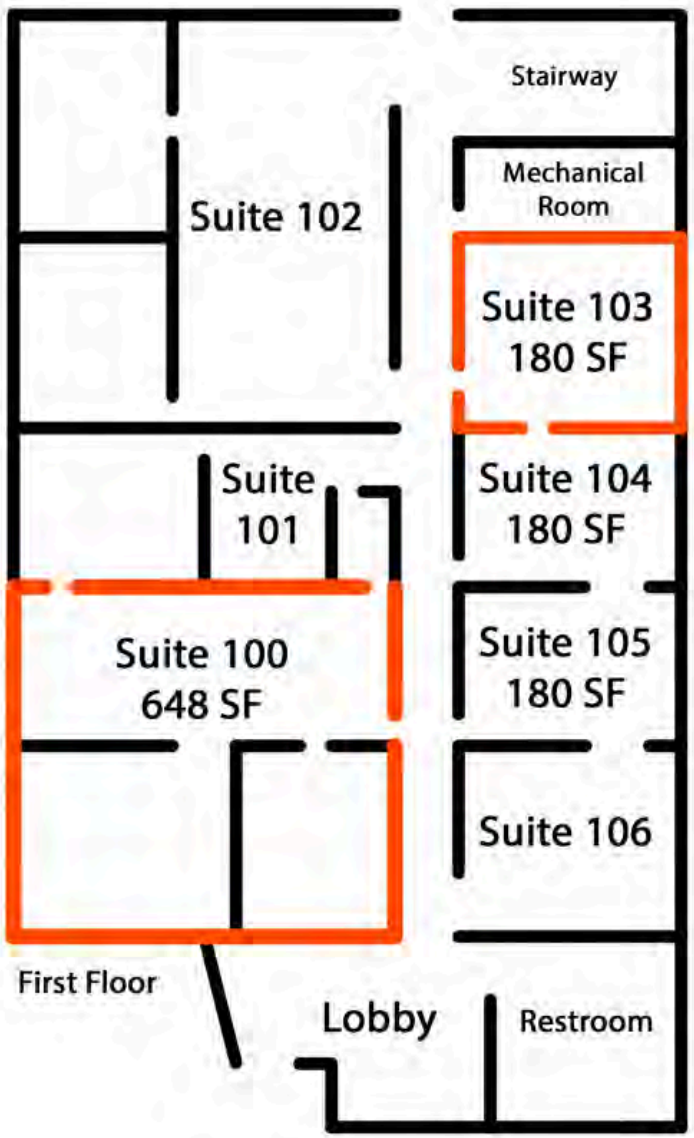

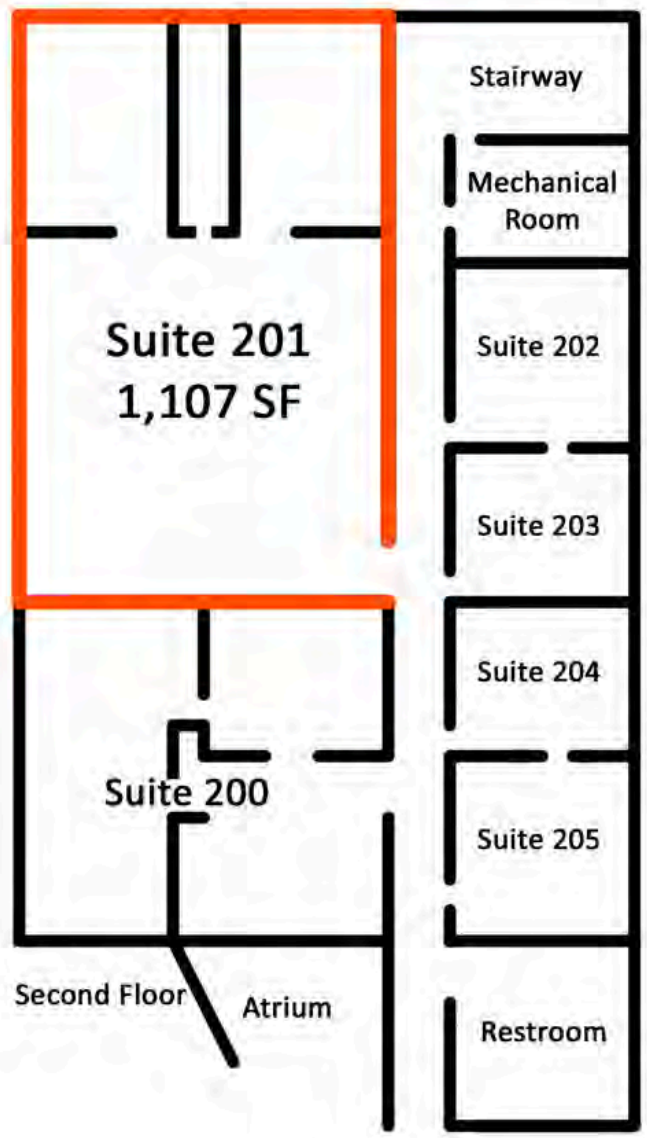

1st Floor

Suite 100: 648 SF - $975/Month
Suite 103: 180 SF - $450/Month

2nd Floor

Suite 201: 1,107 SF - $975/Month

OFFICE/RETAIL SUMMARY

10314 LINCOLN TRAIL, FAIRVIEW HEIGHTS, IL 62208

LISTING # 2190

LOCATION DETAILS:

Parcel #	03-28.0-300-004
County:	IL - St. Clair
Zoning:	PB - Fairview Heights

PROPERTY OVERVIEW:

Building SF:	7,975
Vacant SF:	1,935
Min Divisible SF:	180
Max Contig SF:	1,107
Office SF:	1,935
Lot Size:	0.62 Acres
Frontage:	100
Depth:	265
Parking Spaces:	25
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	1985
Renovated:	2017

LEASE INFORMATION:

Lease Rate:	$450.00 - $975.00
Lease Type:	Full Service Gross

DEMOGRAPHICS:

Traffic Count:	16500

PROPERTY DESCRIPTION:

180 SF to 1,107 SF professional office space available for lease. Executive office suites, full service lease rates, updated common area's, pylon signage. Property located at Highway 50 just east of Union Hill Road, one mile west of St. Clair Square.

Leasing Comments: Suite 100 - 648 SF - $975.00 (Multi-year Lease Discounts Available) Suite 103 - 180 SF - $450.00 Suite 201 - 1,107 SF - $975.00 (Multi-year Lease Discounts Available)

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