# **Office Building for Lease**

75 Exchange Ave, Fairmont City, IL 62071

79 DICHANGE AVE BLOG #3

- 1,820 SF Office Building for Lease
- Newly Remodeled with High End Finshes
- Directly off I-70, Exit 2
- Minutes from Major Truck Route
- 3 Miles to Downtown St. Louis

### BARBERMURPHY

# COMMERCIAL REAL ESTATE SOLUTIONSSteve Zuber – SIOR, CCIMWayne Barber Jr. - SIORJames Leopold - CCIM1173 Fortune Blvd. Shiloh, IL 62269C: 314.409.7283C: 618.593.4000C: 618.581.1702618.277.4400barbermurphy.comSteve@barbermurphy.comWayne@barbermurphy.comJamesL@barbermurphy.com

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Lease Rate: \$1,800/Month, Modified Gross

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









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COMMERCIAL REAL ESTATE SOLUTIONS

### 1173 Fortune Blvd. Shiloh, Illinois 62269 618.277.4400 barbermurphy.com

Listing No:	2196	
Office		Total SF Available:
		Min Divisible SF:

75 Exchange Fairmont City, IL 62071

SALE INFORMATION:	
For Sale:	No
Sale Price:	
Sale Price/SF:	
CAP Rate:	
GRM:	
NOI:	

For Lease: Yes Lease Rate: \$1,800/Month Lease Type: Modified Gross Net Charges: CAM Charges: Lease Term:

#### Leasing Comments:

Newly remodeled with High end Finishes.

Total SF Available: Min Divisible SF:	1,820 SF 1,820 SF
SQUARE FOOT INFO:	
Building Total:	1,820 SF
Total Available:	1,820 SF
Direct Lease:	1,820 SF
Sublease:	0 SF
Office:	1,820 SF
Retail:	0 SF
Min Divisible:	1,820 SF
Max Contiguous:	1,820 SF
LAND MEASUREMENTS:	

Acres:	0.60
Frontage:	160 FT
Depth:	1,500 FT

PROPERTY	INFORMATION:				
Parcel No:	01-12.0-202-034	TIF:	Yes	Parking:	20 Spaces
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Concrete + Asphalt
Zoning:	Highway Business	Survey:	No	Traffic Count:	N/A
Zoning By:	Fairmont City	Environmental:	No	Property Tax:	\$3,846.88
Complex:	Stock Yards	Archaeological:	No	Tax Year:	2018
Prior Use:	Bank				

STRUCTUR	AL DATA:				
Year Built:	1987	Clearance Min:	9'	Exterior:	Brick
Rehab Year:	2019	<b>Clearance Max:</b>	10'	Bay Spacing:	
Floors:	1	Floor Drains:	No	Sprinklers:	No
Class:	А				

#### **Comments**

1,820 SF Office Building for Lease. Directly off I-70, Exit 2. Minutes from Major Truck Route I-70 & I-64/40. Adjacent Acreage available for Sale/Lease.

### Listing Broker(s)

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