

# Office Building for Lease

75 Exchange Ave, Fairmont City, IL 62071



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

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

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

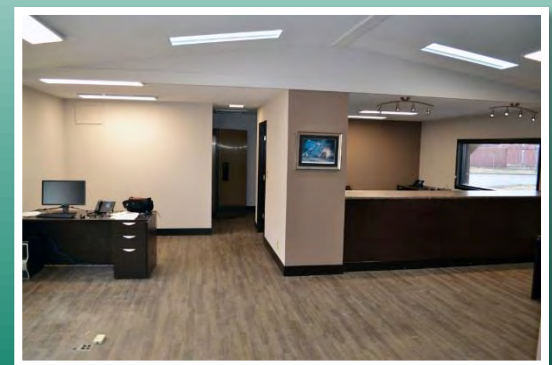
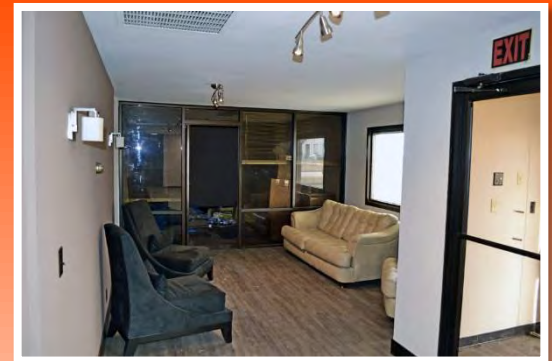
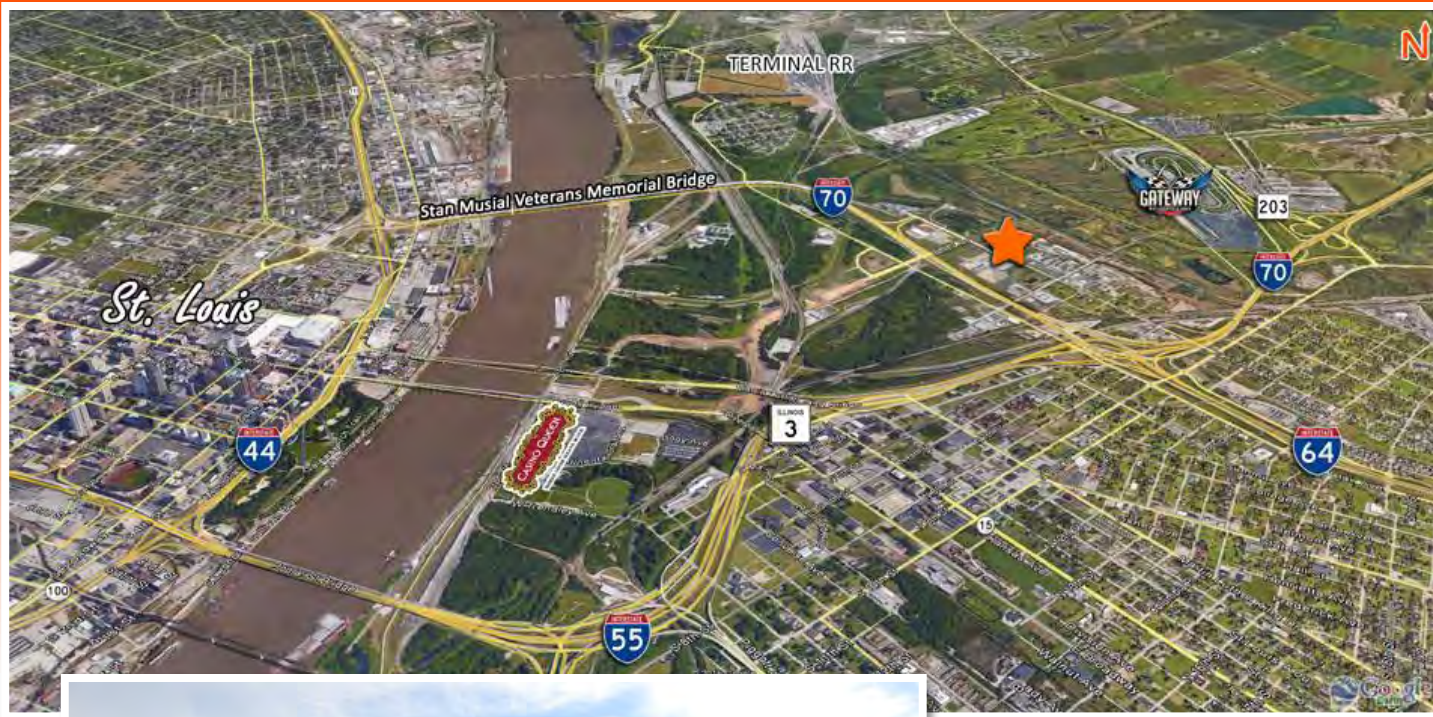
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**Listing No:** 2196

**Office**

75 Exchange  
Fairmont City, IL 62071

**SALE INFORMATION:**

**For Sale:** No  
**Sale Price:**  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**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.

**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.

**Total SF Available:** 1,820 SF  
**Min Divisible 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:**

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



**STRUCTURAL DATA:**

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

**Listing Broker(s)**

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