

5,400 SF Flex Building for Sale or Lease

5711 N. Illinois St. (IL Route 159), Fairview Heights, IL 62208



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Mike Durbin
C: 618.960.8675

MikeD@barbermurphy.com

Paul Murphy
Designated Managing Broker

C: 618.954.9901

Paul@barbermurphy.com

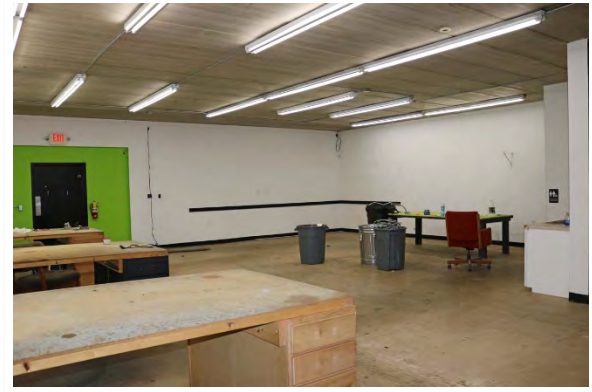
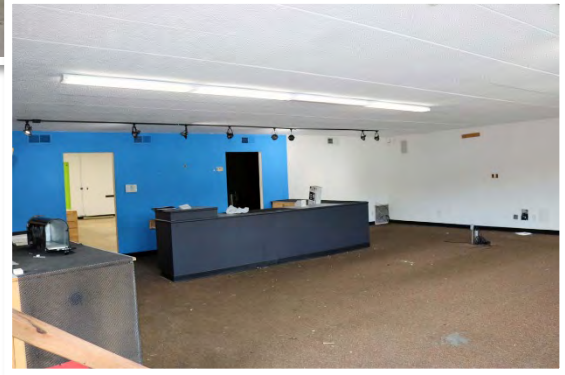
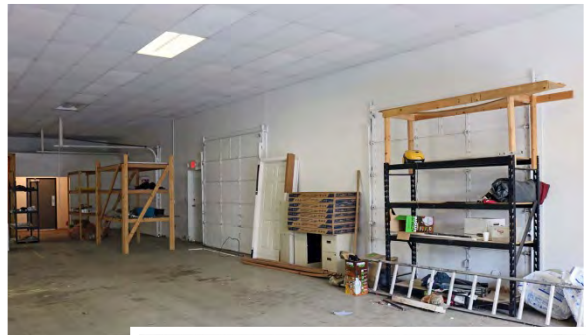
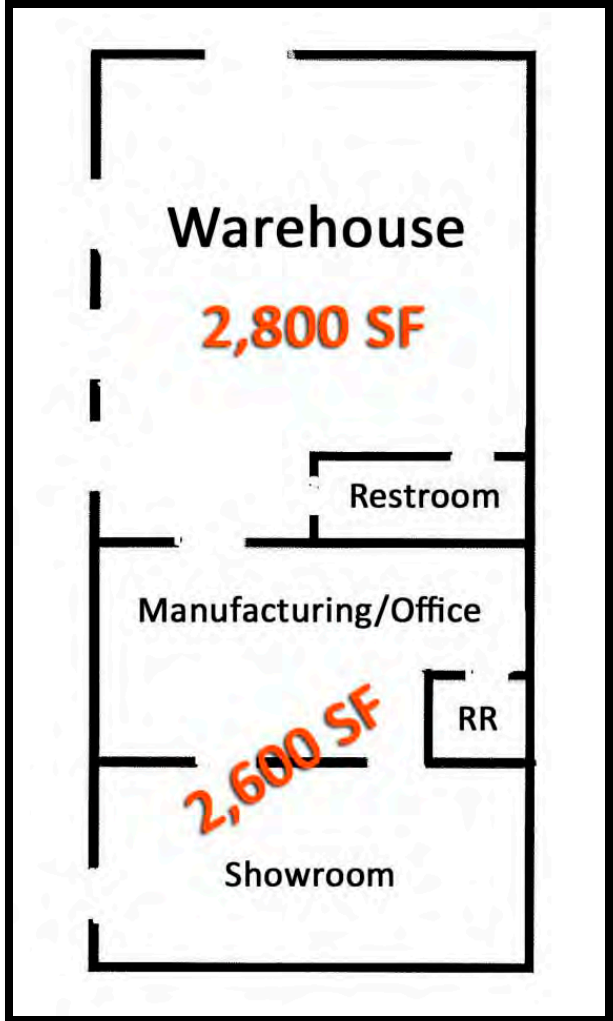


Property Summary

5,400 SF Showroom/Office/Warehouse
(4) 8'x10' OHD's
27,000 ADT on N. Illinois (IL Route 159)
1.5 Miles from I-64, Exit 12
Tenant Improvements Negotiable
Adjacent 0.74 AC available for Sale

REDUCED SALE PRICE: \$375,000

LEASE RATE: \$4,500/Month, Gross



AERIAL



Combining 5709 and 5711 N Illinois Street creates 1.11 Acres
150' Frontage on IL Route 159 (N Illinois Street)

Listing No: 2120

Mixed-Use/Showroom/Warehouse

5711 North Illinois Street
Fairview Heights, IL 62208**SALE INFORMATION:**

For Sale: Yes
 Sale Price: \$375,000
 Sale Price/SF: \$69.44
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$4,500/Month
 Lease Type: Gross
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:**Comments**

5,400 SF flex space with showroom / manufacturing (2,600 SF) and warehouse (2,800 SF). Excellent location on main thoroughfare (IL Route 159). 4 grade level OHD's (8' x 10'). 1 unisex and ADA compliant restroom, with separate slop sink and break area sink. Restroom in warehouse to be completed by Landlord. Additional tenant improvements to be negotiated. Building is available for Sale or Lease. Adjacent property at 5709 N Illinois is also available and when combined creates 1.11 Acres.

Total SF Available: 5,400 SF
 Min Divisible SF: 5,400 SF

SQUARE FOOT INFO:

Building Total: 5,400 SF
 Total Available: 5,400 SF
 Direct Lease: 5,400 SF
 Sublease: 0 SF
 Office: 2,600 SF
 Retail: 2,800 SF
 Min Divisible: 5,400 SF
 Max Contiguous: 5,400 SF

LAND MEASUREMENTS:

Acres: 0.37
 Frontage: 50 FT
 Depth: 323 FT

PROPERTY INFORMATION:

Parcel No:	03-33.0-205-067	TIF:	No	Parking:	17
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-3	Survey:	No	Traffic Count:	27,000
Zoning By:	Fairview Heights	Environmental:	No	Property Tax:	\$4,345.00
Complex:		Archaeological:	No	Tax Year:	2019
Prior Use:	Computer Sales/Repair				

**STRUCTURAL DATA:**

Year Built:	1977	Clearance Min:	7'	Exterior:	Concrete Brick and Block
Rehab Year:	1995	Clearance Max:	14'	Bay Spacing:	
Floors:	1	Floor Drains:	Yes	Sprinklers:	No
Class:	C				

Listing Broker(s)

Mike Durbin
 Office: (618) 277-4400
 miked@barbermurphy.com
 Cell: (618) 960-8675

Paul Murphy, Des. Managing Broker
 Office: 618-277-4400
 paul@barbermurphy.com
 Cell: (618) 954-9901