

5,088 SF Professional Office/Retail Space for Lease

10055 Bunkum Rd., Fairview Heights, IL 62208



BARBERMURPHY

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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.



Property Summary

5,088 SF Building situated on 2.5 Acres

2 Miles from I-64 Interchange

2 Offices, Conference Room, Large Open Office/Bullpen Area
& Temperature Controlled Vault on Main Level

Commercial Banking Windows with 6 Drive Through Lanes

REDUCED LEASE RATE: \$4,000/Month, Modified Gross

AREA MAP



DEMOGRAPHICS

1 MILE

- POPULATION - 4,471
- HH INCOME - \$54,457

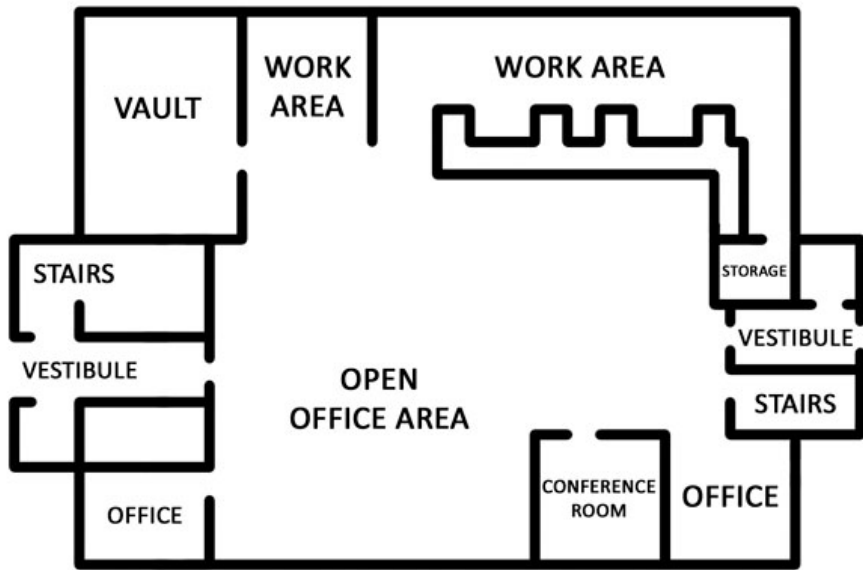
3 MILES

- POPULATION - 36,267
- HH INCOME - \$62,677

5 MILES

- POPULATION - 100,831
- HH INCOME - \$59,306

IMAGES & FLOOR PLAN



*not to scale



Listing No: 2319

Office

10055 Bunkum Rd
Fairview Heights, IL 62208

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$4,000.00
Lease Type: Modified Gross

Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

50 parking spaces with a separate ATM drive through lane. Tenant Improvements are negotiable. Lower level access. Broker owned.

Comments

5,088 SF facility located next to Fairview Heights Municipal Complex and across the highway from newly constructed Fairview Heights Rec Complex.

Total SF Available: 5,088 SF
Min Divisible SF: 5,088 SF

SQUARE FOOT INFO:

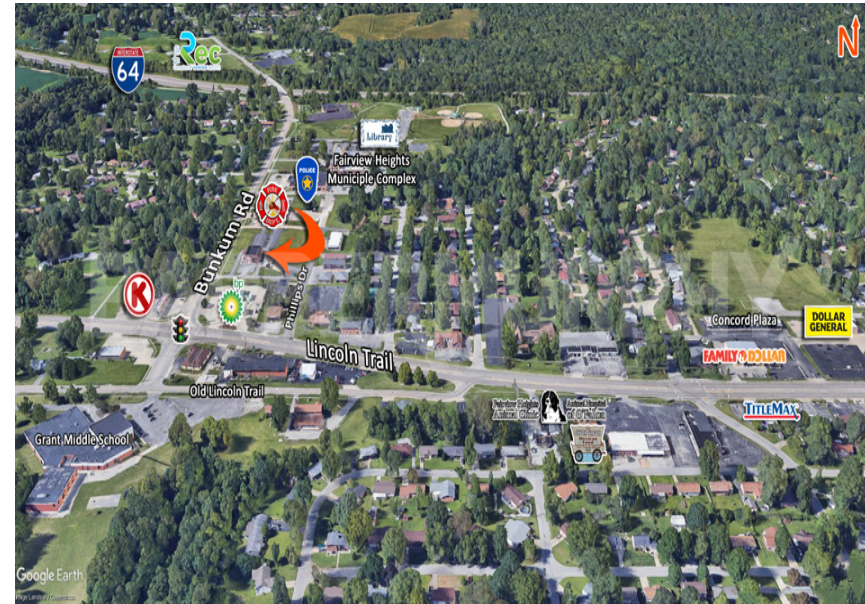
Building Total: 5,088 SF
Total Available: 5,088 SF
Direct Lease: 5,088 SF
Sublease: 0 SF
Office: 5,088 SF
Retail: 5,088 SF
Min Divisible: 5,088 SF
Max Contiguous: 5,088 SF

LAND MEASUREMENTS:

Acres: 2.82
Frontage: 399 FT
Depth: 314 FT

PROPERTY INFORMATION:

Parcel No: 03-29.0-203-023	TIF: No	Parking: 50
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-2 Office Business	Survey: No	Traffic Count: 5,850
Zoning By: City of Fairview Heights	Environmental: No	Property Tax: \$11,686.00
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Bank		



STRUCTURAL DATA:

Year Built: 1978	Clearance Min: 7'	Exterior: Brick
Rehab Year: 1990	Clearance Max: 10'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: Yes
Class: C		

Listing Broker(s)

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