

# 6,700 SF Office / Flex Building for Lease

1510 N 89<sup>th</sup> Street, Fairview Heights, IL 62208



**BARBERMURPHY**

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

Collin Fischer - CCIM

C: 618.420.2376

[CollinF@barbermurphy.com](mailto:CollinF@barbermurphy.com)

Mike Durbin

C: 618.960.8675

[MikeD@barbermurphy.com](mailto:MikeD@barbermurphy.com)





## Property Summary

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4,000 SF Office Space with 2,700 SF Garage/Manufacturing Space  
(2) 9'x9' OHD and (1) 12'x12' OHD (1,000+ SF Bay Area)

15,600 ADT on Route 157

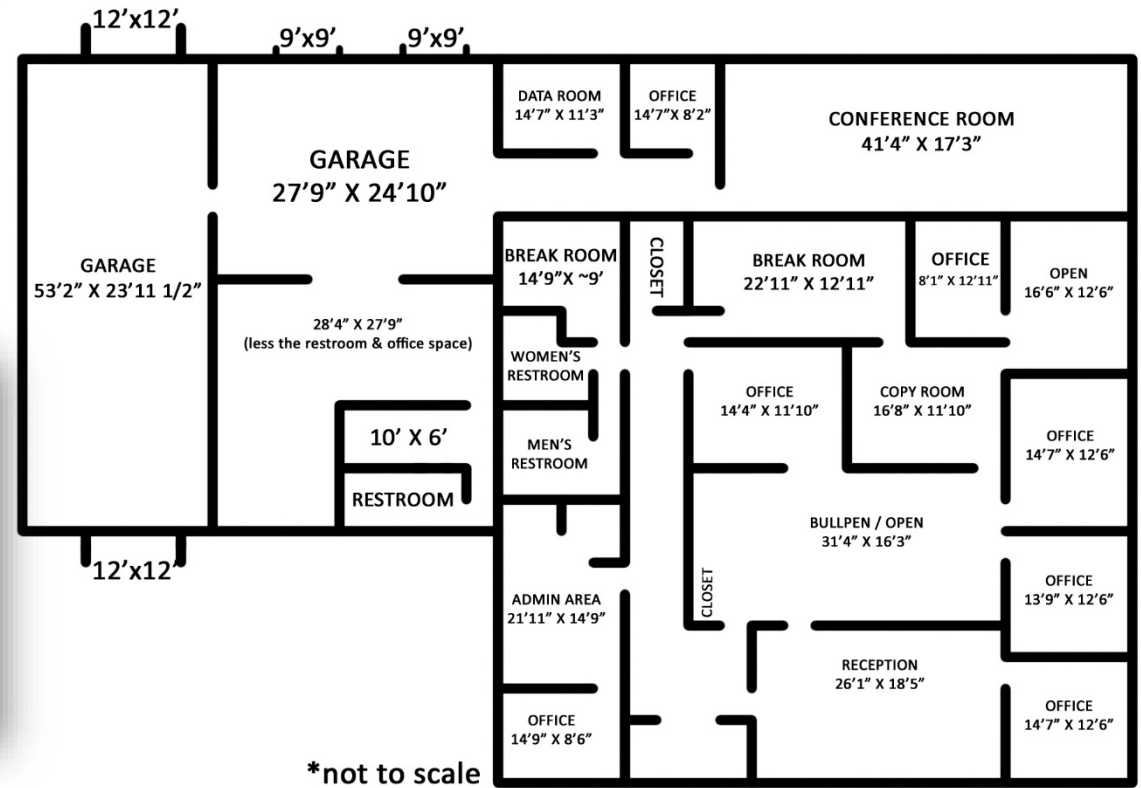
Great Visibility with Monument Signage

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

# AREA MAP



# FLOOR PLAN & IMAGES



\*not to scale

89th Street



**Listing No:** 2320

**Office / Flex**

1510 N 89th Street  
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:** \$4,500/Month  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

Wheelchair accessible entrances. 9 foot ceilings. 7+ offices, 2 conference rooms, 2 break rooms, copy/admin rooms, oversized data/IT room and numerous possible uses for the 2,700 SF garage and manufacturing space. Water faucets in garage/workshop. New Roof in 2017. 5 total roof top units. 1 brand new in 2020 and others are a handful of years old. Fenced in lot in rear.

**Comments**

6700 SF Office Flex space located 11 miles from downtown St. Louis, MO. Broker Owned.

**Total SF Available:** 6,700 SF  
**Min Divisible SF:** 6,700 SF

**SQUARE FOOT INFO:**

**Building Total:** 6,700 SF  
**Total Available:** 6,700 SF  
**Direct Lease:** 6,700 SF  
**Sublease:** 0 SF  
**Office:** 6,700 SF  
**Retail:** 6,700 SF  
**Min Divisible:** 6,700 SF  
**Max Contiguous:** 6,700 SF

**LAND MEASUREMENTS:**

**Acres:** 1.28  
**Frontage:** 400 FT  
**Depth:** 150 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 02-24.0-302-022/023	<b>TIF:</b> No	<b>Parking:</b> 35
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> PB Planned Business	<b>Survey:</b> No	<b>Traffic Count:</b> 15,600 on IL 157
<b>Zoning By:</b> City of Fairview Heights	<b>Environmental:</b> No	<b>Property Tax:</b> \$9,321.42
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2019
<b>Prior Use:</b>		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1969	<b>Clearance Min:</b> 7'	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b> 14' 8"	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b> Yes	<b>Sprinklers:</b> No
<b>Class:</b> C		

**Listing Broker(s)**

Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675	Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376
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