6,700 SF Office / Flex Building for Lease

1510 N 89th Street, Fairview Heights, IL 62208



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Property Summary

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



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2320

Listing N	o:
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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:		
Min Divisible SF:		

Depth:

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:

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

STRUCTURA	AL DATA:				
Year Built:	1969	Clearance Min:	7'	Exterior:	Brick
Rehab Year:		Clearance Max:	14' 8"	Bay Spacing:	
Floors:	1	Floor Drains:	Yes	Sprinklers:	No
Class:	С				

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6,700 SF 6,700 SF

400 FT

150 FT