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: |
|-----------|----|
|-----------|----|

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