

FOR LEASE > 28,000 SF WAREHOUSE/RETAIL

5401 Collinsville Rd., Fairmont City, IL 62201



REDUCED LEASE RATE: \$3/SF, NNN

BARBERMURPHY

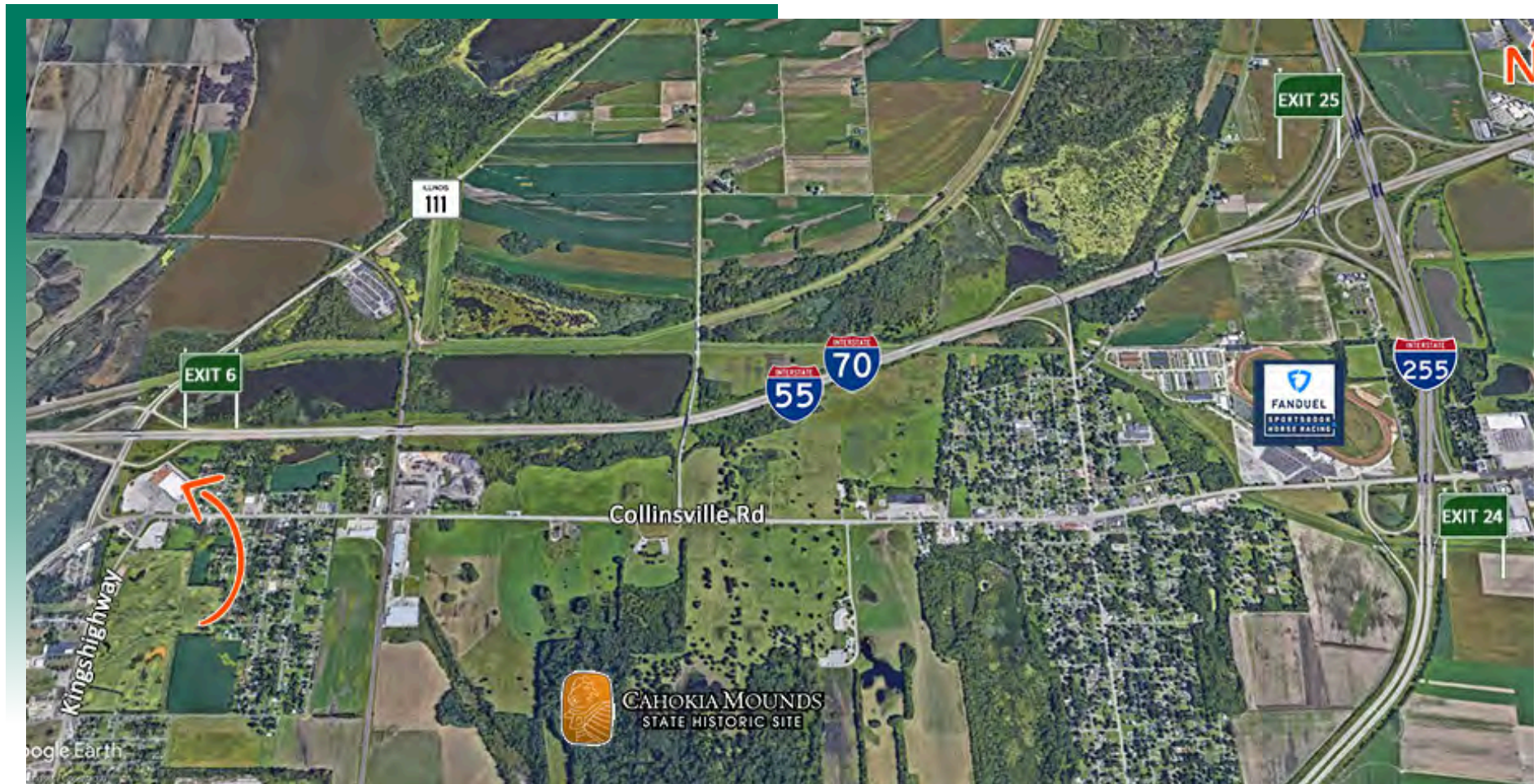
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

5401 Collinsville Rd., Fairmont City, IL 62201

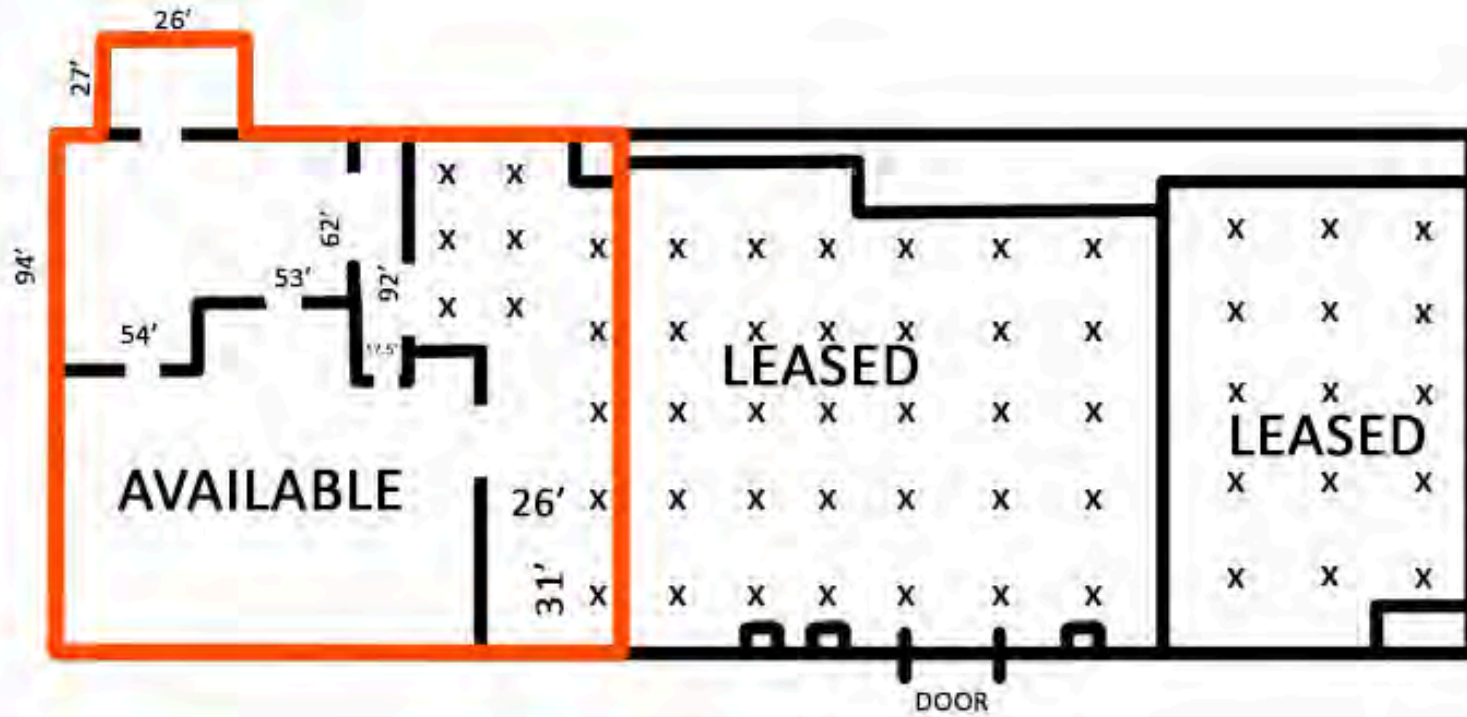


LOCATION OVERVIEW

Located at Exit 6 on I-55/70 and Route 111. Interstate visibility with daily traffic count of 51,700 on I-55/70. Only 3 Miles to I-255 and 10 minutes to Downtown St. Louis.

FLOOR PLAN

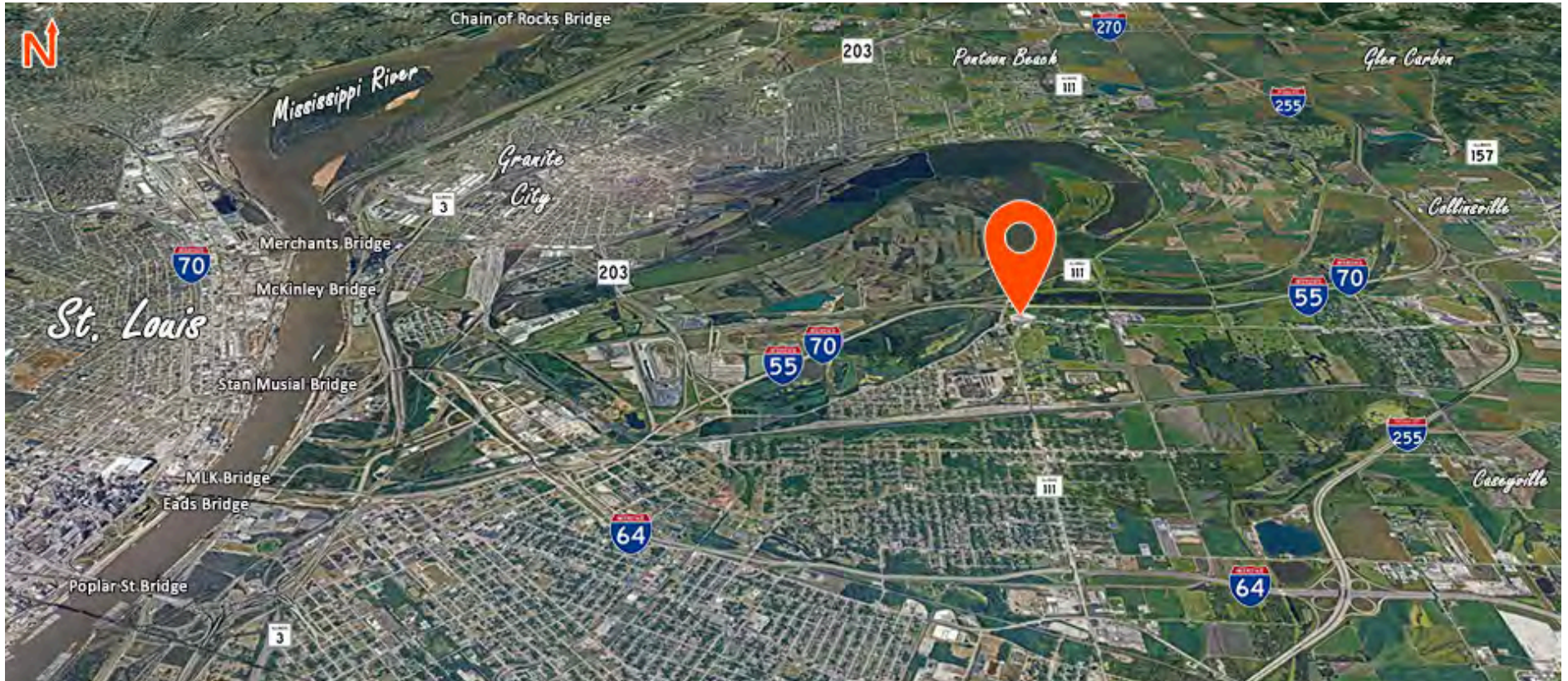
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*Not to scale

PROPERTY PHOTOS

5401 Collinsville Rd., Fairmont City, IL 62201



DOCK DOORS



OVERHEAD DOORS



RETAIL PROPERTY SUMMARY

#283

5401 Collinsville Rd., Fairmont City, IL 62201

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3.00/SF
Lease Type: NNN

SQUARE FOOT INFO:

Building Total: 132,830 SF
Total Available: 28,000 SF
Direct Lease: 28,000 SF
Sublease: 0 SF
Retail/Warehouse: 28,000 SF
Min Divisible: 28,000 SF
Max Divisible: 28,000 SF



PROPERTY INFORMATION:

Parcel No: 17-2-20-34-03-301-01.001
County: Madison
Zoning: B-2 Hwy Business
Parking: Shared Lot
Traffic Count: 5,350 (Collinsville Rd)
TIF: Yes
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: No
Property Tax: \$15,343
Tax Year: 2021

STRUCTURAL DATA:

Year Built: 1967
Rehab Year: 1992
Building Class: C
Clearance Min: 14'
Clearance Max: 17'
Roof:
Exterior: Cinder Block
Floors: 1
Signage: Yes

TRANSPORTATION:

Interstate: I-55/70 (Exit 6)
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

Warehouse/Retail Space with 14'-17' Ceiling Height.

TIF District. Former grocery store at this location for more than 25 years



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