

FOR LEASE

**317 Lincoln Hwy
Fairview Heights, IL 62208**



13,049 SF OFFICE/WAREHOUSE WITH RETAIL SHOWROOM

BARBERMURPHY

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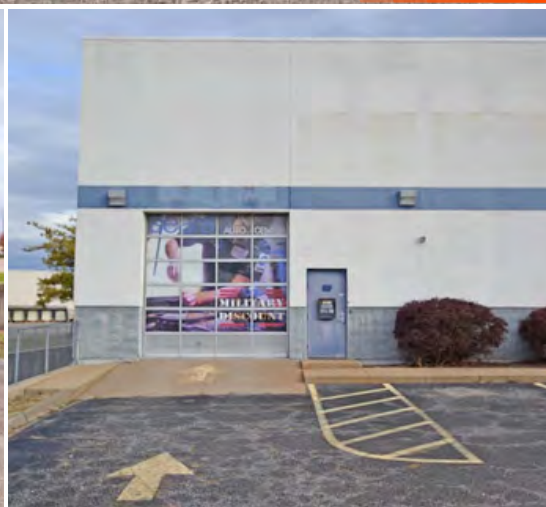




**High visibility
free standing
building,
on an out-lot to
St. Clair Square
regional mall.**

Formerly Sears Tire and Auto Center, this retail building features a heated 9,000 SF warehouse area with 20' clear height. The access points are (2) 12' overhead doors and (1) 8' dock door.

13,049 SF Building



PROPERTY HIGHLIGHTS



3 Phase Power



225-400 AMP
120-208 Volts



(2) 12' Grade Doors



(1) 8' Dock Door



Floor Drains



Airlines



20' Clear Height

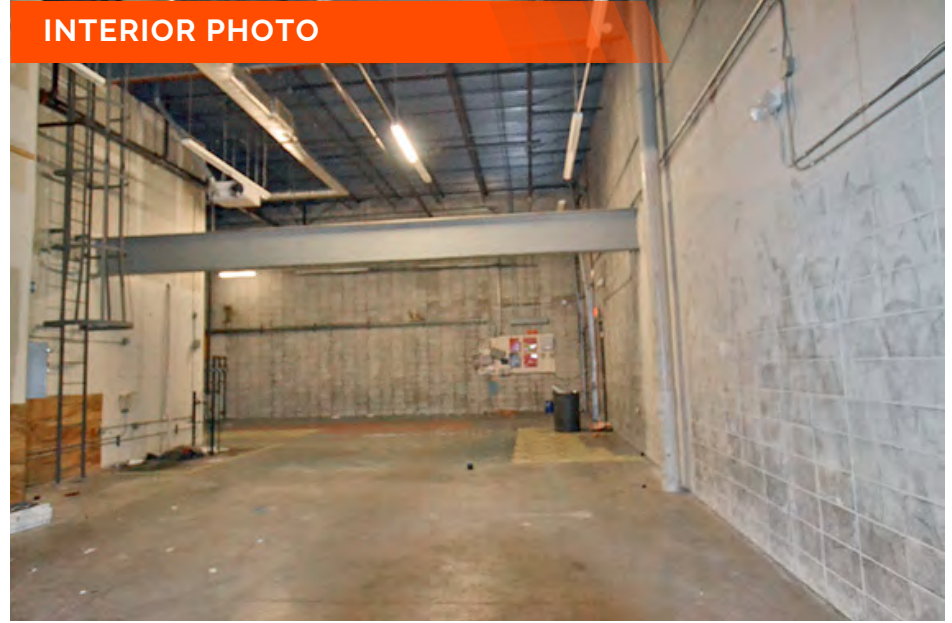
PROPERTY PHOTOS

317 Lincoln Hwy, Fairview Heights, IL 62208

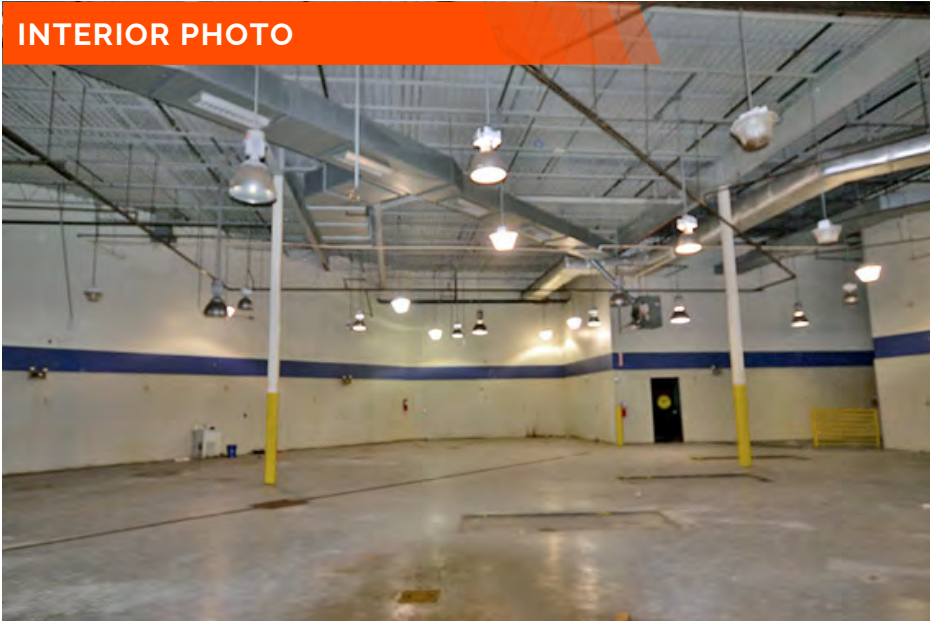
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO





4,500 SF
Showroom with an
adjacent 500 SF
office.

Spacious open floor plan featuring metal halide lighting, 2 sets of restrooms and a breakroom. The property also offers adequate parking.



PROPERTY HIGHLIGHTS



Wet Pipe
Sprinkler System



1
Office



Metal Halide
Lighting



(2) Mens & (2) Womens
Restrooms



BreakRoom



14 Parking
Spaces





AREA MAP

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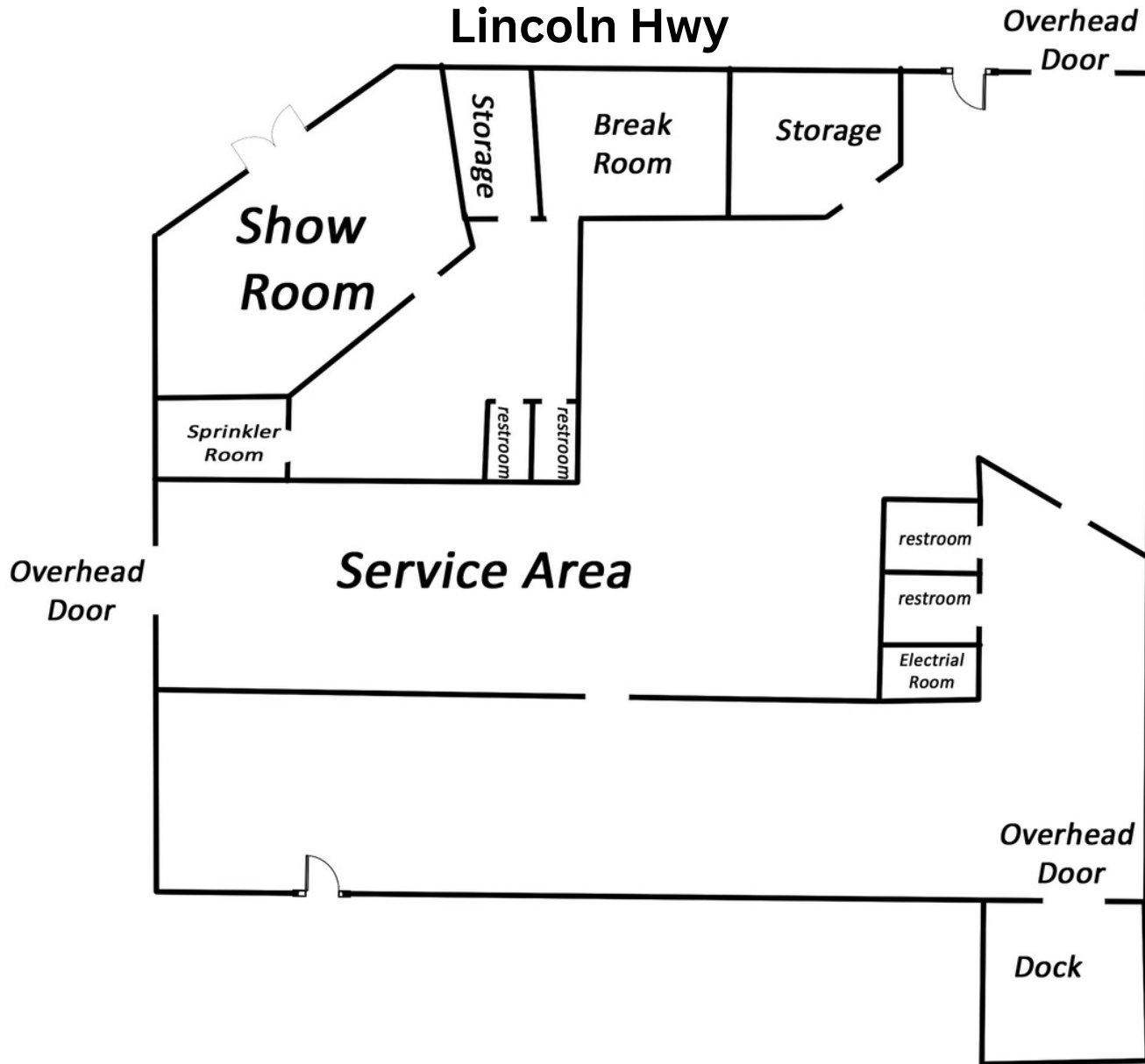
LOCATION OVERVIEW

Located in a solid retail trade area. Excellent Interstate access and frontage on Lincoln Highway averaging a daily traffic count of 18,600 CPD.

 Frontage: 155' Depth: Varies	 I-64
 STL Airport 26 miles	 EXIT 12

FLOOR PLAN

317 Lincoln Hwy, Fairview Heights, IL 62208



*Not to scale

INDUSTRIAL PROPERTY SUMMARY

#2829

317 Lincoln Hwy, 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: \$10.25/SF
Lease Type: Modified Net
Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 13,049 SF
Total Available: 13,049 SF
Direct Lease: 13,049 SF
Showroom: 3,549 SF
Office: 500 SF
Warehouse: 9,000 SF
Min Divisible: 13,049 SF
Max Divisible: 13,049 SF

LAND MEASUREMENTS:

Acres: 1.07 AC
Frontage: 155FT
Depth: Varies FT

PROPERTY INFORMATION:

Parcel No: 03-27.0-100-071
County: St. Clair
Zoning: PB
Industrial Park:
Prior Use: Sears Tire and Auto
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$19,193
Tax Year: 2022

FACILITY INFORMATION:

Heating: Central, Forced-Air
Cooling: YES
Insulated: YES
Sprinklers/Type: Wet pipe system
Skylights: NO
Floor Drains: YES
Ventilation: NO
Compressed Air: YES
Lighting: YES
Men's Restroom: YES (2)
Women's Restroom: YES (2)
Shower: NO
Breakroom: YES

STRUCTURAL DATA:

Year Built: 1988
Rehab Year:
Clearance Min: 10'
Clearance Max: 22'
Bay Spacing:
Style:
Roof Type & Age: Flat
Exterior: Block, Stucco
Floors: 1
Floor Type:
Floor Thickness:
Floor Drains: YES

ACCESS POINTS:

Truck Dock: 1 Open Dock
Dock Levelers: NO
Drive-In Doors: (2) 12'

OVERHEAD CRANES:

Cranes: NO
Size:
Hook Height:

PARKING:

Spaces: 14
Surface Type: Asphalt
Yard:
Extra Land:

INDUSTRIAL PROPERTY SUMMARY

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UTILITY INFORMATION:

Water Provider: City Served
Size & Location: On Site
Sewer Provider: City Served
Size & Location: On Site
Gas Provider: Ameren Illinois
Size & Location: On Site
Electric Provider: Ameren Illinois
Size & Location: On Site
AMPS: 225-400 AMPS
Phase: 3 Phase
High Volts: 208 Volts
Low Volts: 120 Volts
Telecom Provider:
Location:

TRANSPORTATION:

Interstate: I-64
Rail: NA
Barge: NA
Airport: STL AIRPORT

COMMENTS:

13,049 SF retail with warehouse (Formerly Sears Tire and Auto Center). This is a high visibility free standing building on an out-lot to St Clair Square regional mall. Located in a solid retail trade area.



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