

**FOR LEASE**

9510 St. Clair Ave  
Fairview Heights, IL  
62208

**St. Clair Ave**

**27,000 SF OFFICE/WAREHOUSE- Will Divide**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

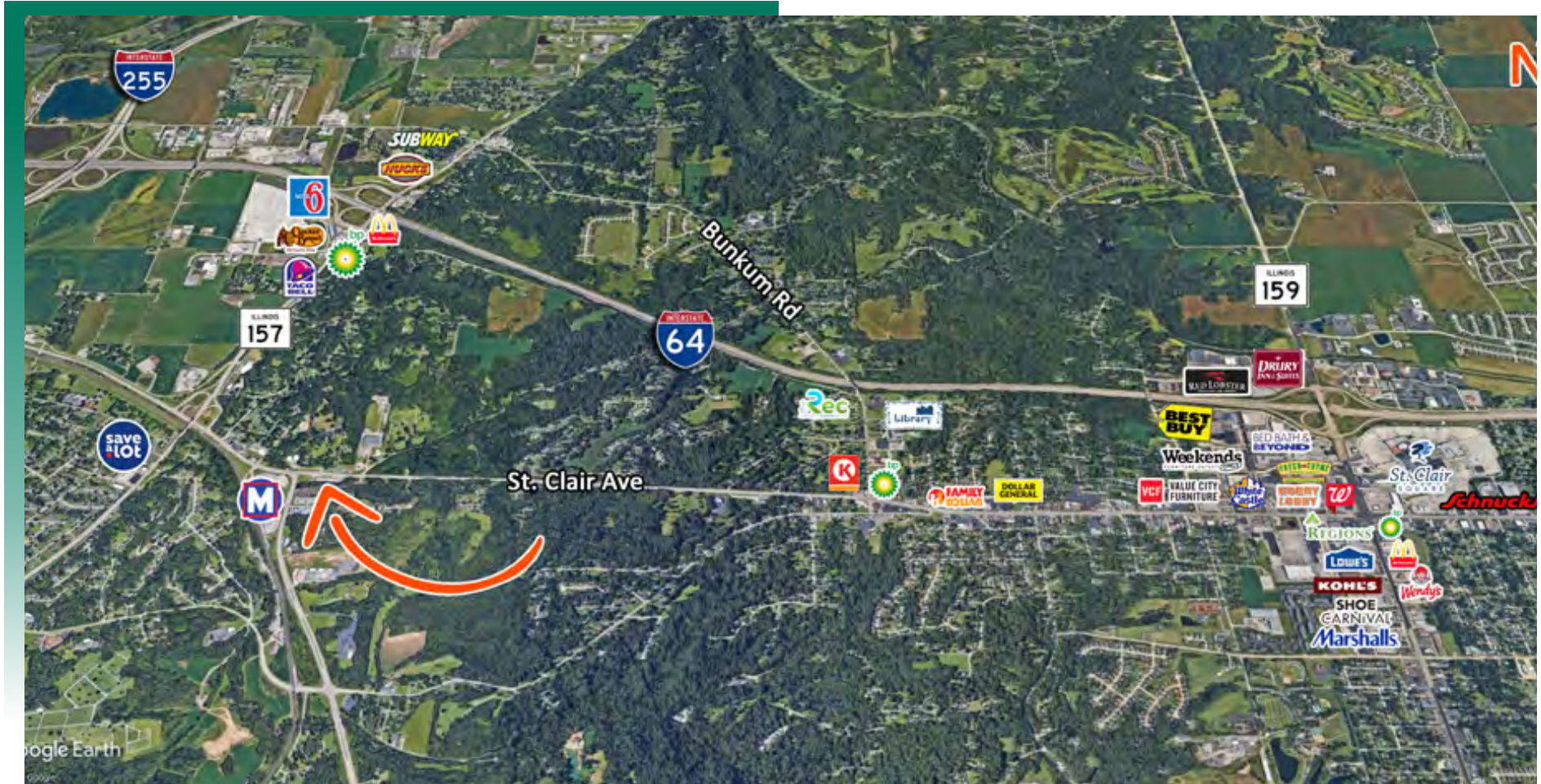
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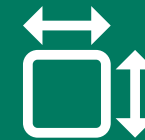
# AREA MAP

9510 St. Clair Ave., Fairview Heights, IL 62208



## LOCATION OVERVIEW

Located at the corner of IL Route 161 and St. Clair Ave. Minutes off I-64 and I-255. 10 Minutes to downtown St. Louis.



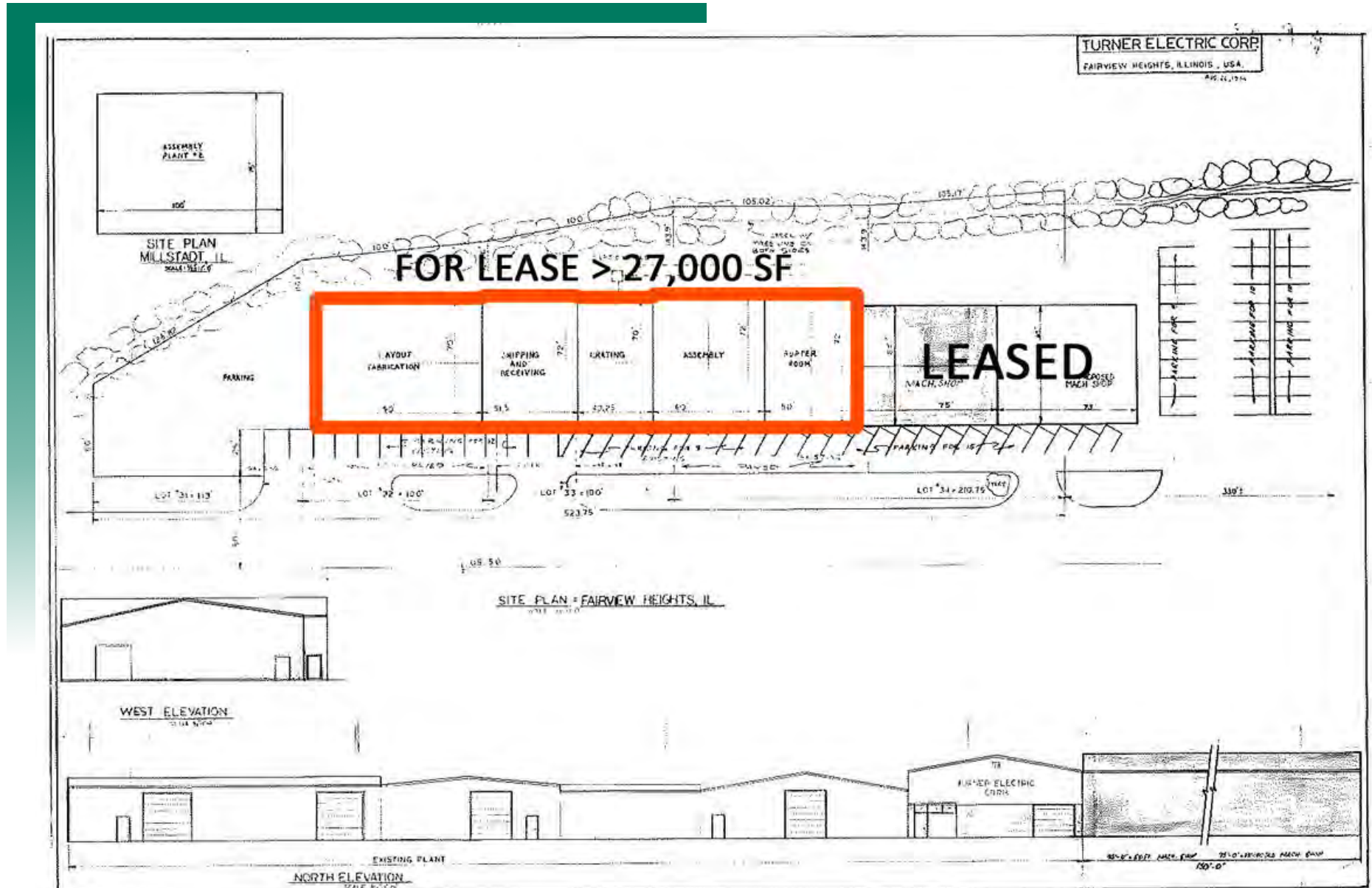
Frontage: 740'  
Depth: 202'



I-64 - 1.5 Miles  
I-255 - 2.6 Miles

# FLOOR PLAN

9510 St. Clair Ave., Fairview Heights, IL 62208



27,000 SF available for Lease, includes 19,000 SF Warehouse Space and 8,000 SF Office Space, (3) 14'x14' Overhead Doors, (1) Interior Dock High Door and (2) Monorail Cranes.

\*Not to scale

# INDUSTRIAL PROPERTY SUMMARY

#2308

9510 St. Clair Ave., Fairview Heights, IL 62208

## LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$5.00  
Lease Type: Gross, Plus Utilities  
Net Charges:  
CAM Charges:  
Lease Terms:

## SALE INFORMATION:

For Sale: Yes  
Sale Price: \$1,250,000  
Sale Price/SF: \$33.78  
Cap Rate:  
GRM:  
NOI:

## SQUARE FOOT INFO:

Building Total: 37,000 SF  
Total Available: 37,000 SF  
Direct Lease: 27,000 SF  
Sublease: 0 SF  
Office: 8,000 SF  
Warehouse: 19,000 SF  
Min Divisible: +/- 7,000 SF  
Max Divisible: 27,000 SF

## LAND MEASUREMENTS:

Acres: 2.92 AC  
Frontage: 740 FT  
Depth: 202 FT

## PROPERTY INFORMATION:

Parcel No: 02-25.0-201-040;  
055; 028; 029  
County: St. Clair  
Zoning: B-4  
Industrial Park: N/A  
Prior Use: Manufacturing  
TIF: No  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: No  
Environmental: Yes  
Archaeological: No  
Property Tax: \$9,345  
Tax Year: 2022

## FACILITY INFORMATION:

Heating: Office/Warehouse  
Cooling: Office  
Insulated: Yes  
Sprinklers/Type: No  
Skylights: Yes  
Ventilation: Yes  
Compressed Air: Yes  
Lighting: LED  
Men's Restroom: Yes  
Women's Restroom: Yes  
Shower: No  
Breakroom: No

## STRUCTURAL DATA:

Year Built:  
Rehab Year: 1990  
Clearance Min: 14'  
Clearance Max: 20'  
Bay Spacing: Clear Span  
Style: Metal  
Roof Type & Age: Metal  
Exterior: Metal  
Floors: 2  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"  
Floor Drains: No

## ACCESS POINTS:

Truck Dock: (1) Interior  
Dock Levelers: YES  
Drive-In Doors: (3) 14'x14'

## OVERHEAD CRANES:

Cranes: 2 Monorail  
Size: 1-Ton & 2-Ton  
Hook Height:

## PARKING:

Spaces: 20  
Surface Type: Rocked  
Yard:  
Extra Land: 0.67 AC for Lease  
at \$1,600/Month

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## UTILITY INFORMATION:

Water Provider:	IL American
Size & Location:	On Sit
Sewer Provider:	Septic
Size & Location:	On Site
Gas Provider:	Ameren IL
Size & Location:	On Site
Electric Provider:	Ameren IL
Size & Location:	On Site
AMPS:	2000
Phase:	3
High Volts:	480
Low Volts:	240

## TRANSPORTATION:

Interstate:	I-64 & I-255
Rail:	N/A
Barge:	N/A
Airport:	N/A

## COMMENTS:

19,000 SF Insulated and Heated Warehouse Space for Lease with 8,000 SF of Office Space. Zoned B-4 General Business District. Located less than 3 Miles to I-64 & I-255.



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