

# FOR LEASE

111 Union Hill Rd.  
Fairview Heights, IL  
62208



850 SF OFFICE SUITE AVAILABLE

**BARBERMURPHY**

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## PROPERTY HIGHLIGHTS



Private Offices



Break Room



Rehab Year 2023



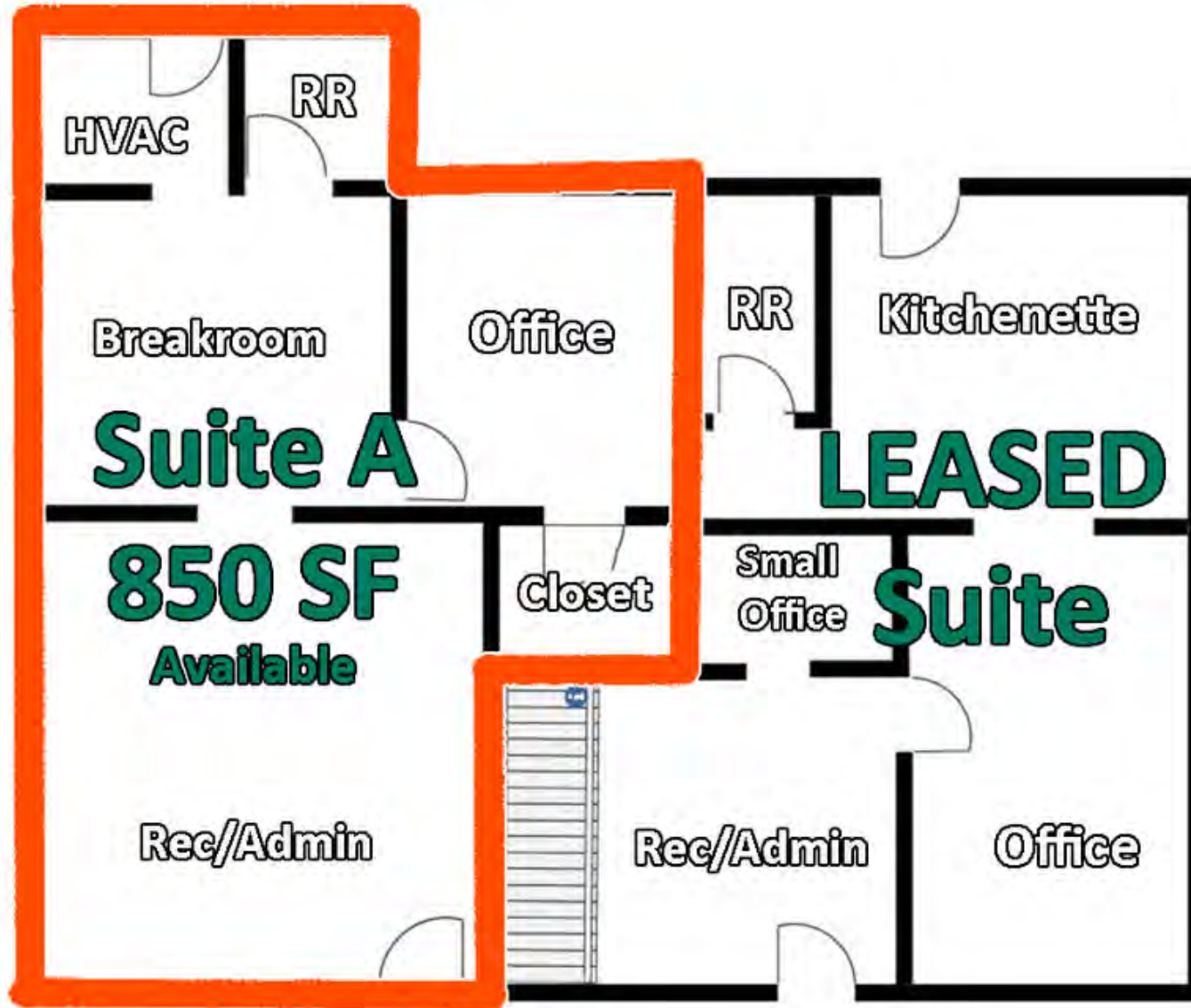
Zoning B-3



Reception Area

# FLOOR PLAN

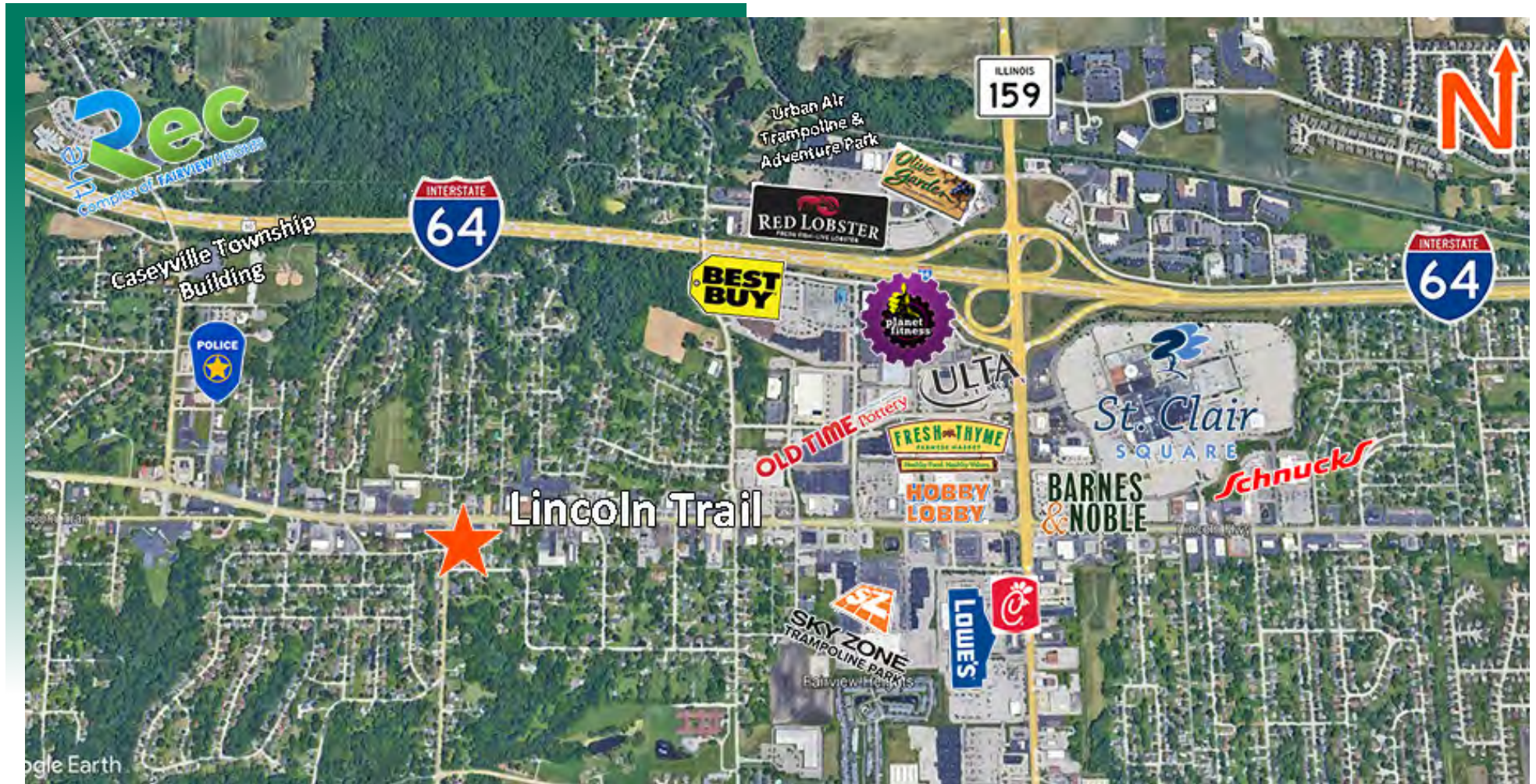
111 Union Hill Rd. Fairview Heights, IL 62208



\*Not to scale

# AREA MAP

111 Union Hill Rd. Fairview Heights, IL 62208



## LOCATION OVERVIEW

Located 1.3 Miles from I-64's exit 10 in Fairview Heights. Union Hill/Sullivan Drive provides direct access (South) to Frank Scott Parkway which runs East and West through St. Clair County.

# SUITE A

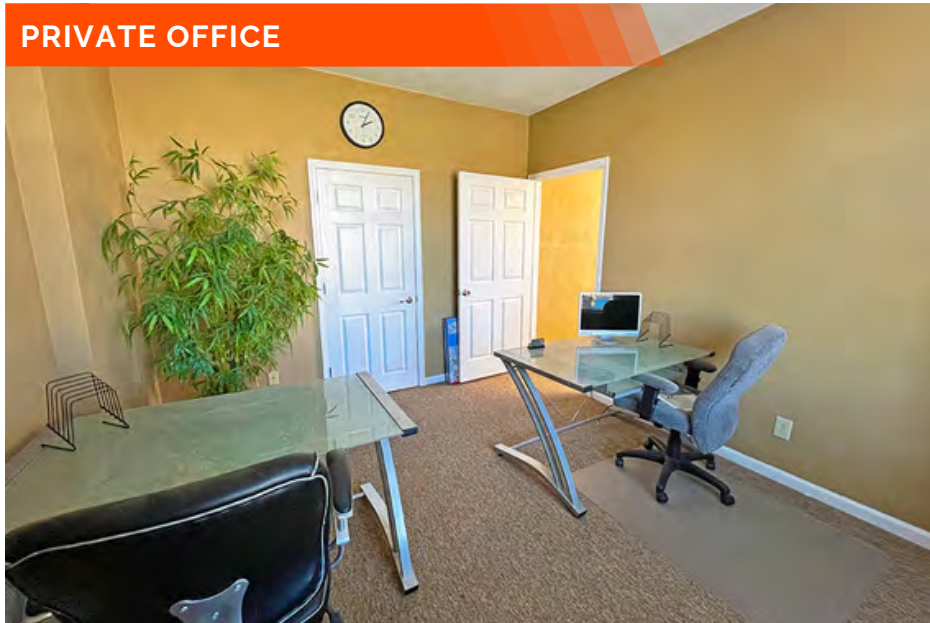
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850 SF

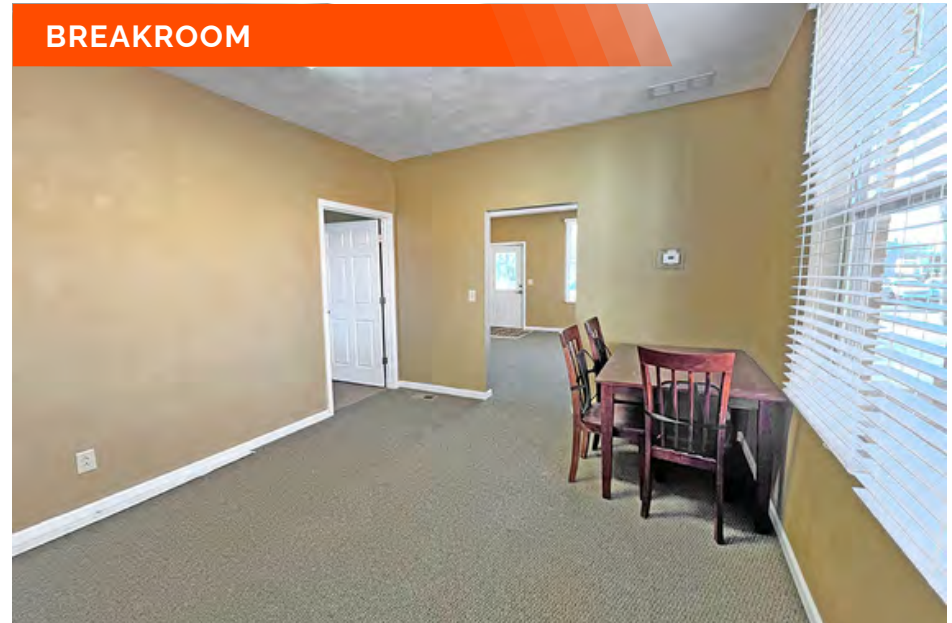
RECEPTION AREA



PRIVATE OFFICE



BREAKROOM



# OFFICE/RETAIL PROPERTY SUMMARY

#2880

111 Union Hill Rd. Fairview Heights, IL 62208

## LEASE INFORMATION:

Lease Rate per SF:	\$12/SF
Lease Rate per Month:	-
Lease Type:	Gross
Net Charges:	-
Cam Charges:	-
Lease Terms:	-

## SQUARE FOOT INFO:

Building Total:	850 SF
Direct Lease:	850 SF
Sublease:	0 SF
Office:	850 SF
Retail:	-
Min Divisible:	850 SF
Max Contiguous:	850 SF



## PROPERTY INFORMATION:

Parcel No:	03-28-300-041
County:	St. Clair
Zoning:	B-3
Prior Use:	Office
Complex:	-
Parking:	10
Traffic Count:	16,600
TIF:	YES
Enterprise Zone:	YES
Foreign Trade Zone:	NO
Opportunity Zone:	NO
Environmental:	NO
Property Tax:	\$8,596.56
Tax Year:	2022

## STRUCTURAL DATA:

Year Built:	1937
Rehab Year:	2023
Building Condition:	Fair
Clearance Min:	7'
Clearance Max:	9'
Roof:	-
Exterior:	Brick, Wood Frame
Floors:	-
Signage:	-

## TRANSPORTATION:

Interstate:	1.3 Miles to I-64
Rail:	N/A
Barge:	N/A
Airport:	N/A

## COMMENTS:

1 Office Suites (850 SF) available For Lease. Suite A has a private office, break room and admin.  
ADA compliant restrooms and access ramps.  
Additional parking in rear.

