

# FOR SALE -AND- LEASE

955 North 1st Street  
Fairmont City, IL 62201



**32,000 SF OFFICE/WAREHOUSE**

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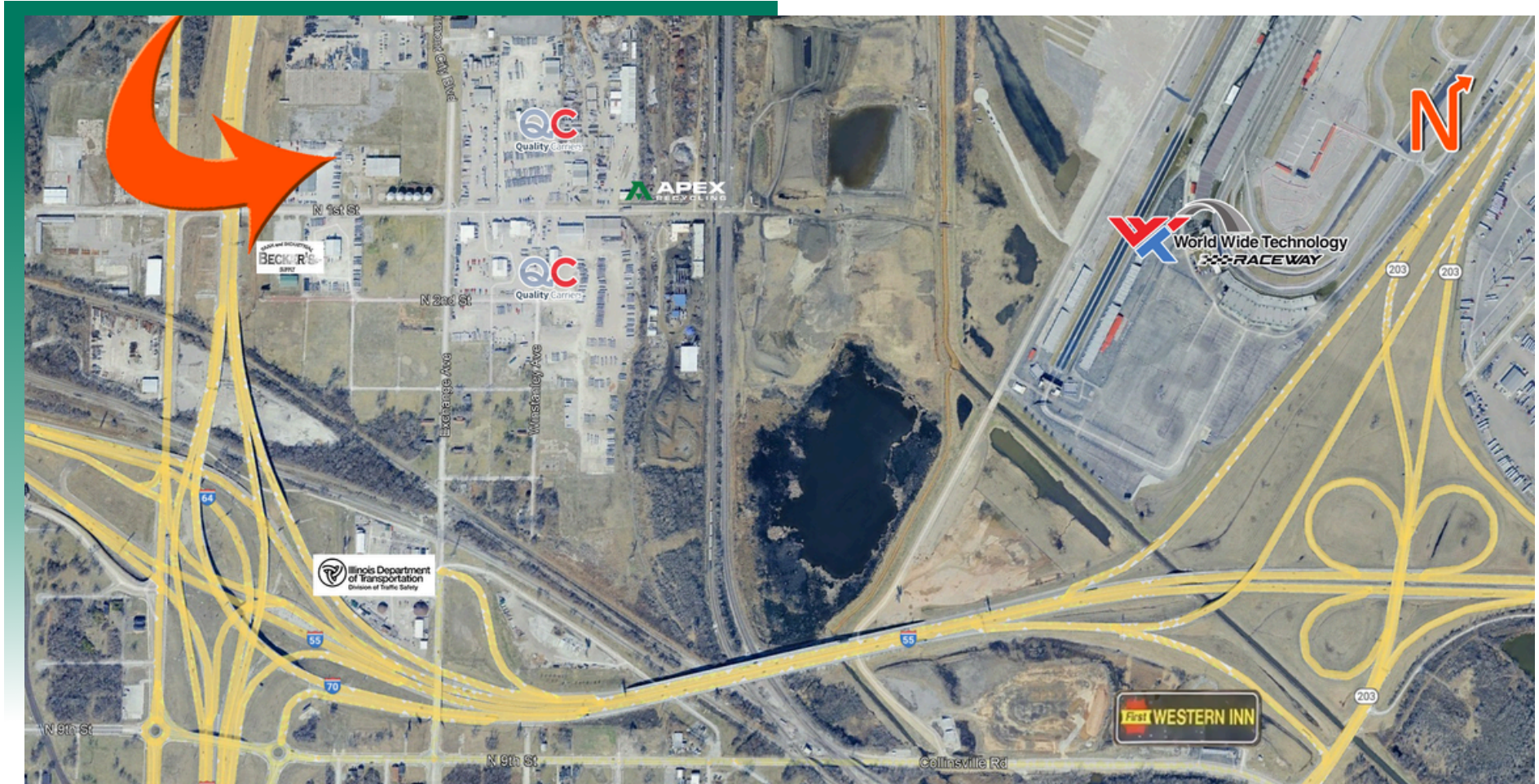
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# AREA MAP

955 North 1st St., Fairmont City



## LOCATION OVERVIEW

Centrally located property in the St. Louis Metro market less than 1-mile from Interstates I-70, I-64 and I-55



# PROPERTY PHOTOS - SECTION A

955 North 1st St., Fairmont City

EXTERIOR IMAGE - SECTION A



OFFICE - SECTION A



WAREHOUSE - SECTION A



20,000 SF with dimensions of 188' x 96'. It is heated, insulated and has sprinklers. This section has 17' clear height, (1) dock door, (1) 12' x 12' grade level door and 1,376 SF of office.



# PROPERTY PHOTOS - SECTION B

955 North 1st St., Fairmont City

EXTERIOR IMAGE - SECTION B



WAREHOUSE - SECTION B



WAREHOUSE - SECTION B



WAREHOUSE - SECTION B



This is a newer addition built in 2019 is 12,000 SF. It is 17' clear span ceiling with dimensions of 200' x 60'. It is not heated, insulated or sprinkled

# INDUSTRIAL PROPERTY SUMMARY

955 N FIRST ST.

**LISTING #** 3004

## LOCATION DETAILS:

**Parcel #:** 01-12.0-202-027  
**County:** IL - St. Clair  
**Zoning:** Industrial

## PROPERTY OVERVIEW:

**Building SF:** 32,000  
**Vacant SF:** 32,000  
**Usable Sqft:** 32,000  
**Office SF:** 1,376  
**Warehouse SF:** 30,624  
**Min Divisible SF:** 12,000  
**Max Contig SF:** 20,000  
**Lot Size:** 2.16 Acres  
**Parking Spaces:** 30  
**Parking Surface Type:** Rock  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1960  
**Renovated:** 2019  
**Clear Ht Min:** 13  
**Clear Ht Max:** 17  
**Bay Spacing:** 28' x 32'  
**Construction Type:** Exterior - Block, Metal  
**Roof:** Asphalt, Metal  
**Floor Type:** Reinforced Concrete

## FACILITY INFORMATION:

**Heat:** Warehouse  
**AC:** Office  
**Lighting:** LED  
**Sprinklers:** Wet Pipe System  
**Insulated:** Yes  
**Ventilation:** Yes  
**Compressed Air:** No  
**Restrooms Men:** Yes  
**Restrooms Womens:** No  
**Showers:** No  
**Floor Drains:** Yes

## LOADING & DOORS:

**Dock Doors:** 9'x 10'  
**# of Dock Doors:** 1  
**Dock Levelers:** No  
**Dock Leveler Capacity:** N/A  
**# Drive In Doors:** 2  
**Drive In Door Size:** 12' x 12' & 9' x 10'

## TRANSPORATION:

**Interstate Access:** < 1 mile to I70, I64, I 55  
**Airport Access:** No  
**Rail Access:** No  
**Rail Line:** No  
**Rail Status:** No



# INDUSTRIAL PROPERTY SUMMARY PG 2

955 N FIRST ST.

## UTILITY INFO:

Water Provider:	IL American
Water Location:	On-Site
Sewer Provider:	Metro East Sanitary
Sewer Location:	On-Site
Gas Provider:	Illinois Power
Gas Location:	On-Site
Electric Provider:	Illinois Power
Electric Location:	On-Site
Voltage Low:	120
Voltage High:	240
Amps:	200
Phase:	3

## TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

## FINANCIAL INFORMATION:

Taxes:	\$12,917.84
Tax Year:	2023



## SALE/LEASE INFORMATION:

Sale Price:	\$1,920,000
Price / SF:	\$60.00
Lease Rate:	\$6.00/SF/YR
Lease Type:	NNN
NNN Expenses:	-

## Property Description

20,000 SF Warehouse with 2 Grade Level Doors and 1 Dock Door. Building consists of 2 sections.

Section A- The original building is 20,000 SF with dimensions of 188' x 96'. It is heated, insulated and has sprinklers. This section has 17' clear height, (1) dock door, (1) 12' x 12' grade level door and 1,376 SF of office.

Section B- The newer addition built in 2019 is 12,000 SF. It is 17' clear span ceiling with dimensions of 200' x 60'. It is not heated, insulated or sprinkled.