

# FOR SALE -AND- LEASE

955 North 1st Street  
Fairmont City, IL 62201



**32,000 SF OFFICE/WAREHOUSE**

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

**Steve Zuber - CCIM, SIOR**  
Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com

**Ethan Gowin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 14)  
Cell: (618) 946-1487  
ethang@barbermurphy.com





## 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 I-70, I-64, I-55  
Airport Access: N/A  
Rail Access: N/A  
Rail Line: N/A  
Rail Status: N/A



COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**STEVE ZUBER, SIOR, CCIM**

Principal  
O: (618) 277-4400  
C: (314) 409-7283  
steve@barbermurphy.com

**ETHAN GOWIN**

Broker Associate  
O: (618) 277-4400  
C: (618) 946-1487  
ethang@barbermurphy.com

## 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:	\$1,280,000
Price / SF:	\$40.00
Lease Rate:	\$5.00 / SF
Lease Type:	NNN

### Property Description

32,000 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.