

FOR SALE -AND- TO LEASE

955 North 1st Street
Fairmont City, IL 62201



32,000 SF OFFICE/WAREHOUSE

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

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



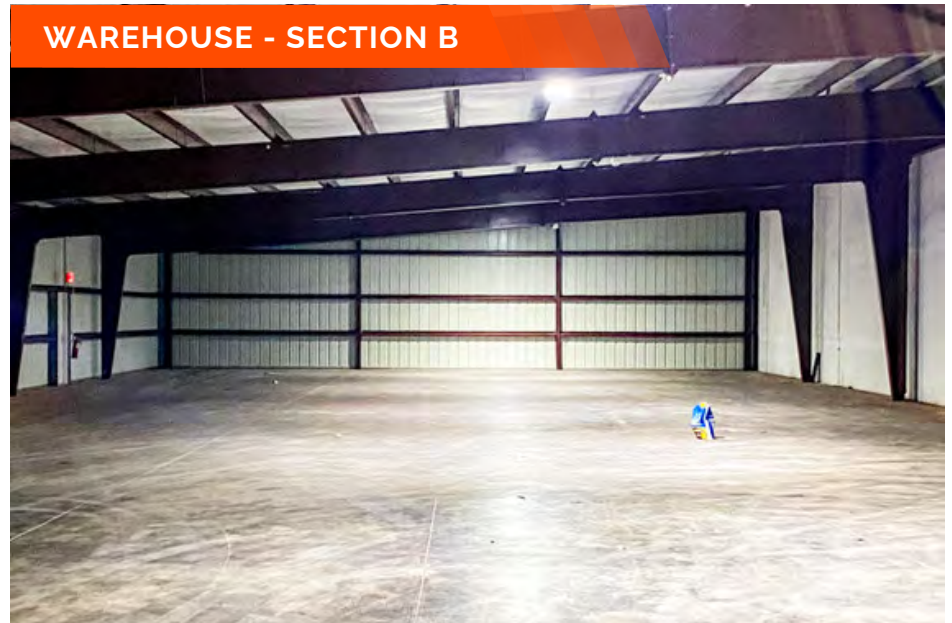
WAREHOUSE - SECTION B



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. FAIRMONT CITY, IL 62201

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
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

INDUSTRIAL PROPERTY SUMMARY PG 2

955 N FIRST ST. FAIRMONT CITY, IL 62201

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:	\$1,350,000
Price / SF:	\$42.19
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.