

FOR LEASE

10304 Lincoln Trail,
Fairview Heights, IL
62208



TWO OFFICE SUITES (560 SF) AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

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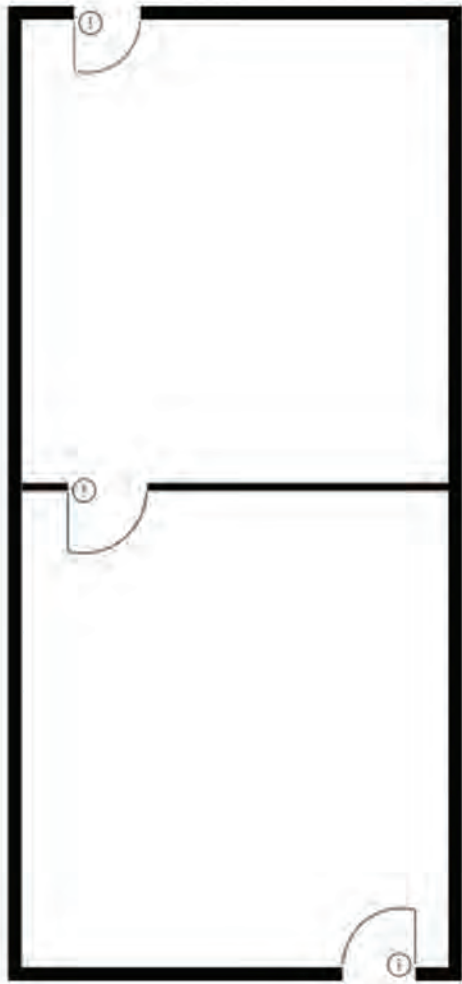
miked@barbermurphy.com



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.

FLOOR PLAN - SUITE 2

10304 Lincoln Trail, Fairview Heights, IL 62208



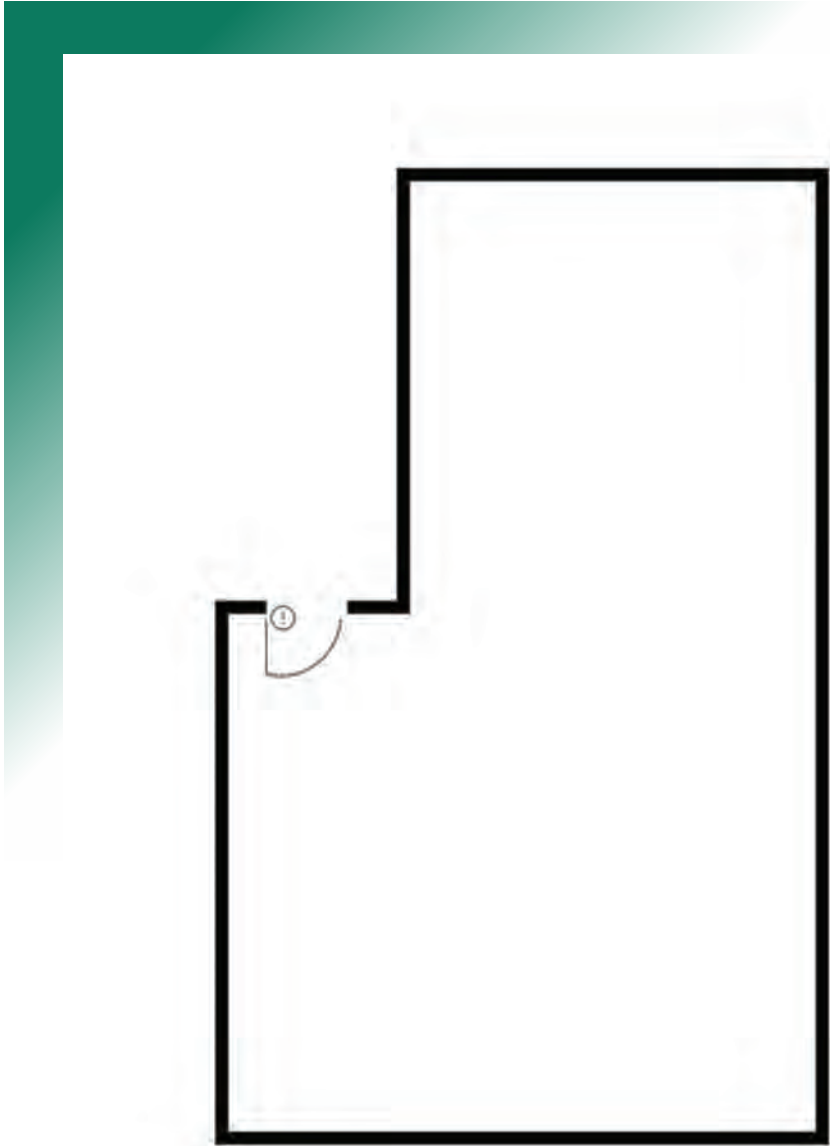
Suite 2 (240 SF) has two private rooms, one has legacy wash bowl hook up, with access to rear entrance.

\$650/MO, Full Service

*Not to Scale

FLOOR PLAN - SUITE 5

10304 Lincoln Trail, Fairview Heights, IL 62208



Suite 5 (320 SF) is located on second floor and is one large suite with multiple windows.

\$650/MO, Full Service

*Not to Scale

PROPERTY PHOTOS

10304 Lincoln Trail, Fairview Heights, IL 62208



OFFICE/RETAIL PROPERTY SUMMARY

10304 LINCOLN TRAIL

LISTING # 3021

LOCATION DETAILS:

Parcel #: 03-28.0-300-044
County: IL - St. Clair
Zoning: B-3 Community Business

PROPERTY OVERVIEW:

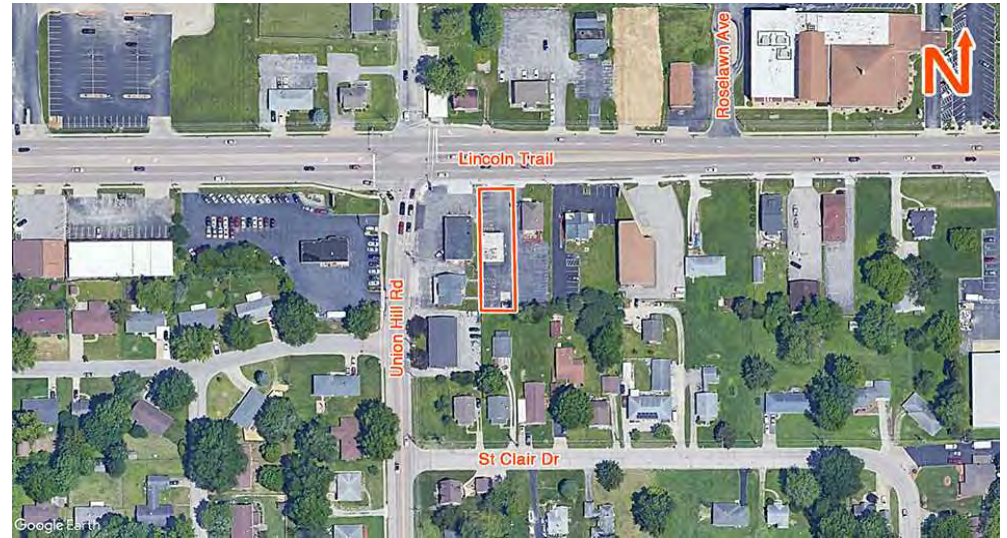
Building SF: 2,400
Vacant SF: 560
Usable Sqft: 560
Min Divisible SF: 240
Max Contig SF: 320
Office SF: 560
Retail SF: 560
Signage: Building
Lot Size: 0.22 Acres
Frontage: 50
Depth: 190
Parking Spaces: 12
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1974
Yr Renovated: 2022
Building Class: -
Ceilings: 7' - 8.5'
Construction Type: Mixed, Stucco

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Lease Rate: \$650.00/MO
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$5,496.22
Tax Year: 2023

PROPERTY DESCRIPTION:

2 office/retail suites available for lease. Suite 2 (240 SF) has two private rooms, one has legacy wash bowl hook up, with access to rear entrance. Suite 5 is located on second floor and is one large suite with multiple windows. Lease is a full service rate which includes water, sewer, gas and electric. Tenant responsible for data/internet and janitorial.

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