



**FOR LEASE**

**9510 St. Clair Ave  
Fairview Heights, IL  
62208**

**St. Clair Ave**

**23,000 SF WAREHOUSE - WILL DIVIDE**

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

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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.



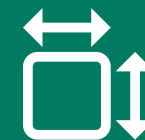
# AREA MAP

9510 St. Clair Ave., Fairview Heights, IL 62208



## LOCATION OVERVIEW

Located at the corner of IL Route 161 and St. Clair Ave. Minutes off I-64 and I-255. 10 Minutes to downtown St. Louis.



Frontage: 740'  
Depth: 202'

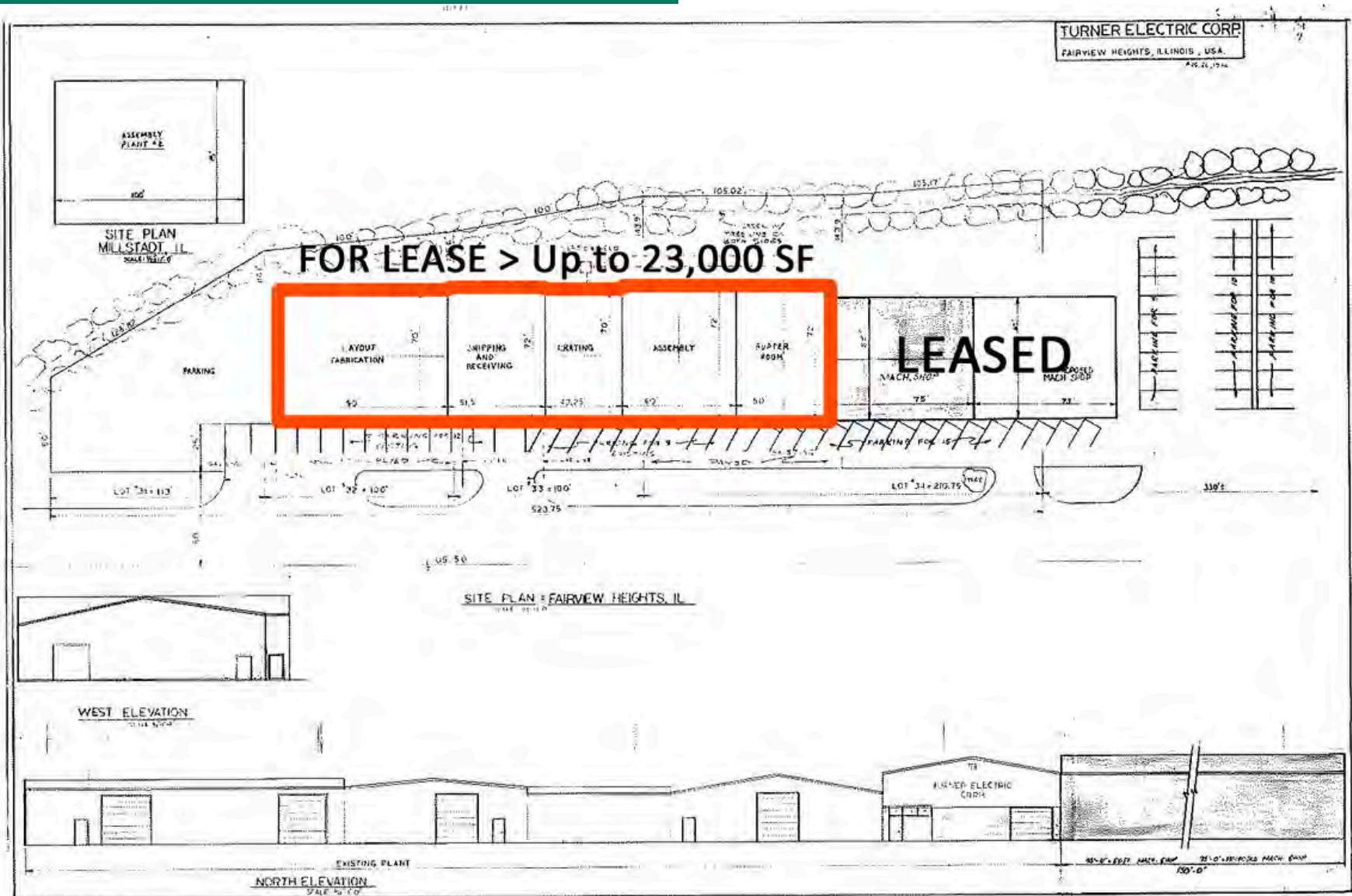


I-64 - 1.5 Miles  
I-255 - 2.6 Miles



# FLOOR PLAN

9510 St. Clair Ave., Fairview Heights, IL 62208



Up to 23,000 SF warehouse space for lease. The warehouse space is insulated/heated with (4) 14'x14' drive-in doors, (1) interior dock high door, 14'-20' clear height, and heavy power.

\*Not to scale

# INDUSTRIAL PROPERTY SUMMARY

9510 SAINT CLAIR AVENUE

**LISTING #** 3069

## LOCATION DETAILS:

Parcel #: 02-25.0-201-040; 055; 028; 029  
County: Illinois - St. Clair  
Zoning: B-4 - Fairview Hieghts

## PROPERTY OVERVIEW:

Building SF: 33,000  
Vacant SF: 23,000  
Warehouse SF: 23,000  
Min Divisible SF: 7,000  
Max Contig SF: 23,000  
Lot Size: 2.92 Acres  
Frontage: 740  
Depth: 202  
Parking Spaces: 20  
Parking Surface Type: Rocked  
Archeological: No  
Environmental: Yes  
Survey: No

## STRUCTURAL DATA:

Renovated: 2025  
Clear Ht Min: 14  
Clear Ht Max: 20  
Bay Spacing: Clear Span  
Construction Type: Metal, Steel  
Roof: Metal  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

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

## LOADING & DOORS:

# of Dock Doors: (1) Interior Dock  
# Drive In Doors: 4  
Drive In Door Size: (4)14'x14'

## TRANSPORATION:

Interstate Access: 3 Miles to I-64 & I-255  
Airport Access: N/A  
Rail Access: N/A  
Rail Line: N/A  
Rail Status: N/A



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## INDUSTRIAL PROPERTY SUMMARY PG 2

9510 SAINT CLAIR AVENUE

### UTILITY INFO:

Water Provider:	IL American
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	2000
Phase:	3



### SALE/LEASE INFORMATION:

Lease Rate: \$8.00 / SF

Lease Type: NNN

### TAX INCENTIVE ZONES:

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

### PROPERTY DESCRIPTION:

Up to 23,000 SF of warehouse space for lease. The warehouse space is insulated/heated with (4) 14'x14' drive-in doors, (1) interior dock high door, 14'-20' clear height, and heavy power. Will Divide.

### FINANCIAL INFORMATION:

Taxes:	\$10,369.00
Tax Year:	2023

Landlord is in the process of remodeling warehouse and office space. Office/Restrooms will be finish to suit for tenant needs.

Additional 0.67 Acres Available for Lease at \$1,500/Month.