

FOR LEASE

10326 Lincoln Trail
Fairview Heights, IL
62208



1,680 SF OFFICE BUILDING

BARBERMURPHY
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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

10326 Lincoln Trail, Fairview Heights



LOCATION OVERVIEW

Located in a high traffic area on Lincoln Trail in Fairview Heights. This is a heavy retail/office location.

FLOOR PLAN

10326 Lincoln Trail, Fairview Heights



*Not to scale

1,680 SF office building for lease. Reception area, 6 offices and conference room or can be utilized as a 7th Office. Break area in basement with storage.

PROPERTY PHOTOS

10326 Lincoln Trail, Fairview Heights

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



OFFICE/RETAIL SUMMARY PAGE

10326 LINCOLN TRAIL

LISTING # 3080

LOCATION DETAILS:

Parcel # 03-28.0-300-007
County: IL - St. Clair
Zoning: B-3 - Fairview Heights

PROPERTY OVERVIEW:

Building SF: 1,680
Min Divisible SF: 1,680
Max Contig SF: 1,680
Office SF: 1,680
Lot Size: 0.23 Acres
Frontage: 50
Depth: 210
Parking Spaces: 10
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1940
Ceilings: 8'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$20.00 / SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$5,070.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 14,800

PROPERTY DESCRIPTION:

1,680 SF office building for lease. Reception area, 6 offices, conference room (or 7th Office. Break area in basement with storage.