

# FOR LEASE

10326 Lincoln Trail  
Fairview Heights, IL  
62208



**1,680 SF OFFICE BUILDING**

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

**John L. Eichenlaub**  
Managing Broker  
Office: (618) 277-4400 (Ext. 15)  
Cell: (618) 570-8344  
johne@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.

# 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: \$2,000 / Month  
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.