



FOR LEASE

14,742 SF RETAIL/SHOWROOM

6108 N Illinois St. (IL Route 159),
Fairview Heights, IL 62208

Property is located in heavy retail corridor.
Open floor plan with 1,700 SF warehouse.

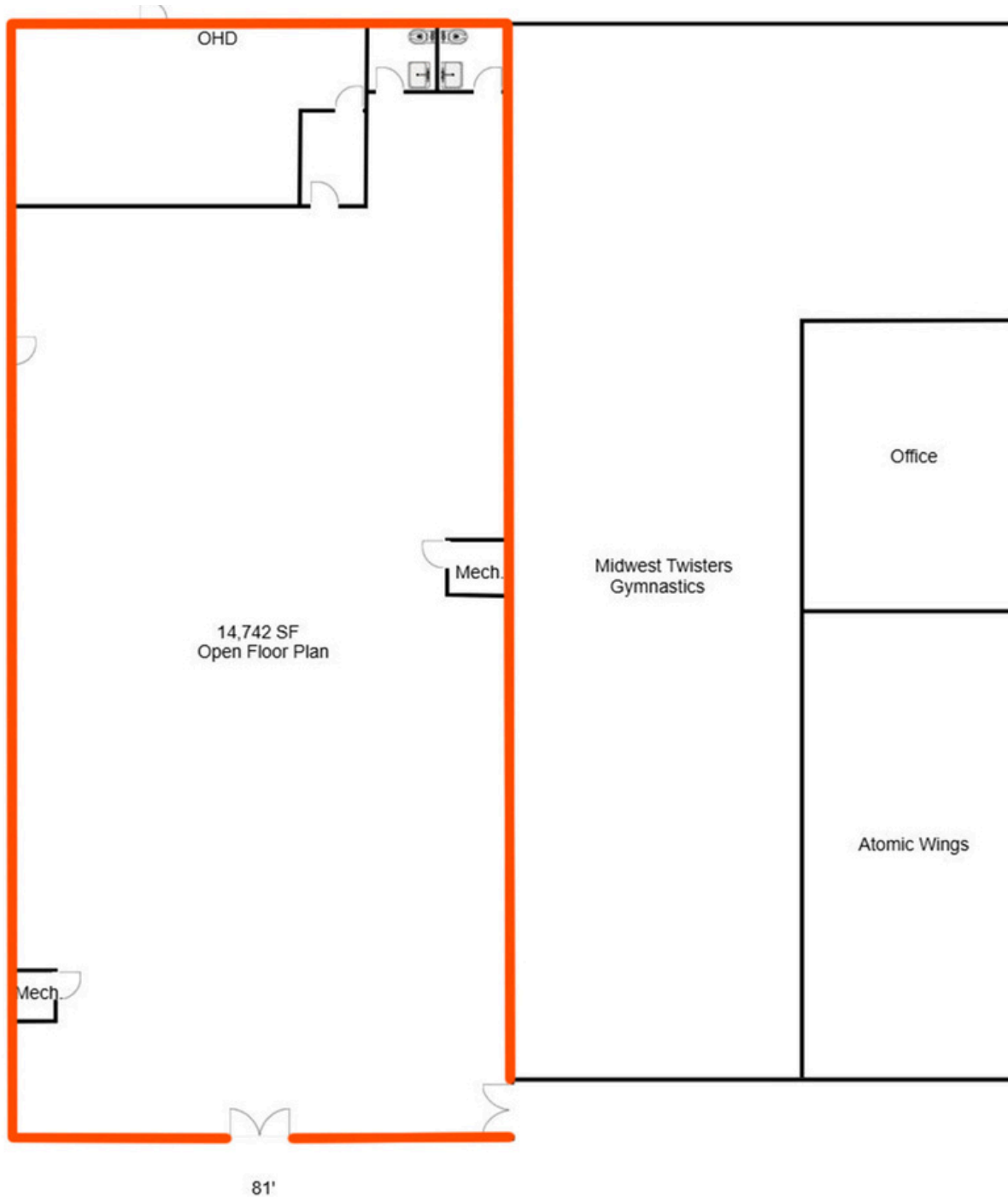
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FLOOR PLAN

6108 N Illinois St., Faiview Heights, IL



1,700 SF WAREHOUSE



10' OVERHEAD DOOR



18' CLEAR HEIGHT



(2) RESTROOMS



(1) PRIVATE OFFICE

AREA MAP

6108 N Illinois St., Faiview Heights, IL



LOCATION OVERVIEW

Property fronts North Illinois (IL Route 159). Situated in a high traffic/high visibility location with 26,000+ ADT and less than a mile from Interstate 64.

OFFICE/RETAIL PROPERTY SUMMARY

6100 - 6108 NORTH ILLINOIS STREET

LISTING # 1002

LOCATION DETAILS:

Parcel # 29,190
County: IL - St. Clair
Zoning: B-3 - Fairview Heights

PROPERTY OVERVIEW:

Building SF: 29,190
Usable Sqft: 14,742
Min Divisible SF: 14,742
Max Contig SF: 14,742
Office SF: 140
Retail SF: 14,742
Signage: Marquee/Pylon
Lot Size: 1.88 Acres
Frontage: 200
Depth: 405
Parking Spaces: 55
Parking Surface Type: Asphalt/Concrete

STRUCTURAL DATA:

Year Built: 1973
Renovated: 2015
Ceilings: 11'-18'



LEASE INFORMATION:

Lease Rate: \$12.00 / SF
Lease Type: NNN
NNN Expenses: \$2.50

FINANCIAL INFORMATION:

Taxes: -
Tax Year: -

DEMOGRAPHICS:

Traffic Count: 26,600

PROPERTY DESCRIPTION:

14,742 SF former Bed Room Store location available in heavy retail corridor. Open floor plan with 1,700 SF warehouse, 10' overhead door, private office and two restrooms. 11' to drop ceiling and 18' clear height.