

Class B Office Building

2 Market Place, Fairview Heights, IL 62208



FOR SALE & LEASE

BARBERMURPHY

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AREA MAP



PROPERTY SUMMARY

- 6,288 SF Office Building
- Climate Controlled Server room with backup generator
- 700 SF Warehouse Space with dock door

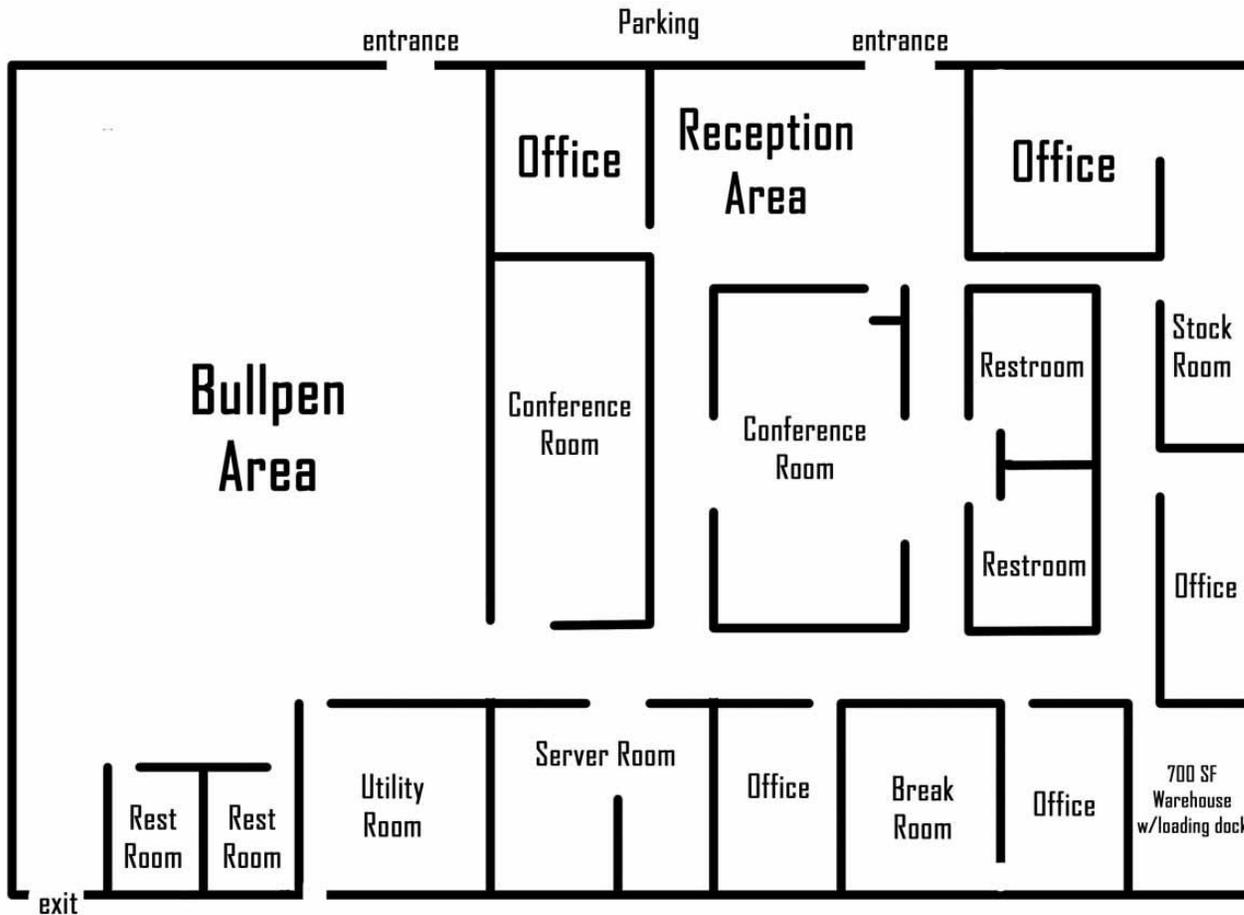
SALE PRICE: \$899,000

LEASE RATE: \$14.50/SF, Gross

BARBERMURPHY

2 MARKET PLACE
FAIRVIEW HEIGHTS, IL 62208

CLASS B OFFICE BUILDING



FLOOR PLAN

6,288 SF



OFFICE FOR SALE & LEASE

- 5 private Offices
- 2 Conference Rooms
- Large open partitioned office Area
- Small warehouse space w/ Dock Door
- Reception Area
- Break Room
- Stock Room
- Utility Room
- Raised Floor Server Room
- ADA Male & Female Restrooms

IMAGES



Semi-truck
Loading Dock



Climate controlled Server
Room with backup generator



Listing No: 879
Office
Office

2 Market Place
 Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price: \$899,000
Sale Price/SF: \$143.97
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$14.50/SF
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

6,288 SF Class B Property Available For Lease or For Sale. Previously used by a Tech Company and by a Government Contractor. New Roof to be installed spring 2023.

Comments

Large reception area, 5 private offices, 2 conference rooms, large open partitioned office area, employee break room, ADA male-female restrooms. Dedicated climate controlled server room the includes a Backup Generator & Dedicate ATT Trunk. 700 SF warehouse with semi - truck loading dock.

Total SF Available: 6,288 SF
Min Divisible SF: 6,288 SF

SQUARE FOOT INFO:

Building Total: 6,288 SF
Total Available: 6,288 SF
Direct Lease: 0 SF
Sublease: 6,288 SF
Office: 5,588 SF
Retail: 700 SF
Min Divisible: 6,288 SF
Max Contiguous: 6,288 SF

LAND MEASUREMENTS:

Acres: 1.00
Frontage: 436 FT
Depth: 164 FT

PROPERTY INFORMATION:

Parcel No:	03-28.0-201-003	TIF:	No	Parking:	40
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	PB - Planned Business	Survey:	No	Traffic Count:	6,900
Zoning By:	Fairview Heights	Environmental:	No	Property Tax:	\$11,509.78
Complex:		Archaeological:	No	Tax Year:	2022
Prior Use:	Government				



STRUCTURAL DATA:

Year Built:	1994	Clearance Min:	8'	Exterior:	Brick
Rehab Year:	2004	Clearance Max:	10'	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:	B				

Listing Broker(s)

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