

+/- 2.09 ACRES FOR SALE OR BUILD TO SUIT

5315 North Illinois Street, Fairview Heights, IL 62208



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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

5315 N Illinois St., Fairview Heights, IL 62208



LOCATION OVERVIEW

Located 1.25 miles from Interstate 64. A high traffic site within the Fairview Heights retail corridor. The site offers 382' of frontage on IL-159 (North Illinois Street).

 Frontage: 382" Depth: Irregular	 Level Topography	 Interstate 64 (1.25 Miles)	 26,000 ADT
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LAND PROPERTY SUMMARY

#2789

5315 N Illinois St., Fairview Heights, IL 62208

SALE /LEASE INFORMATION:

Sale Price: \$400,000
Lease Rate: Build to Suit
Contact Broker

LAND MEASUREMENTS:

Acres: 2.09 AC
Total Acres Available: 2.09 AC
Min Divisible Available: 2.09 AC
Frontage: 382 FT
Depth: Irregular
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 03-33.0-210-020; 021; 024
03-33.0-212-028
County: St. Clair
Zoning: B-3
Prior Use: -
Traffic Count: 26,000
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: Yes
Environmental: No
Archaeological: No
Property Tax: -
Tax Year: -
Topography: Level



UTILITY INFORMATION:

Water Provider: City of O'Fallon
Location: On Site
Sewer Provider: Caseyville Township
Location: On Site
Gas Provider: Ameren IL
Location: On Site
Electric Provider: Ameren IL
Location: On Site
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: I-64
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

+/- 2.09 Acre Site for Sale or build to suit. All utilities are on site.

Land has been cleared and is ready for construction



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