

FOR LEASE

3.86 ACRE SECURED INDUSTRIAL OUTDOOR STORAGE LOT WITH 1,820 SF OFFICE

75 Fairmont City Blvd., Fairmont City, IL 62201



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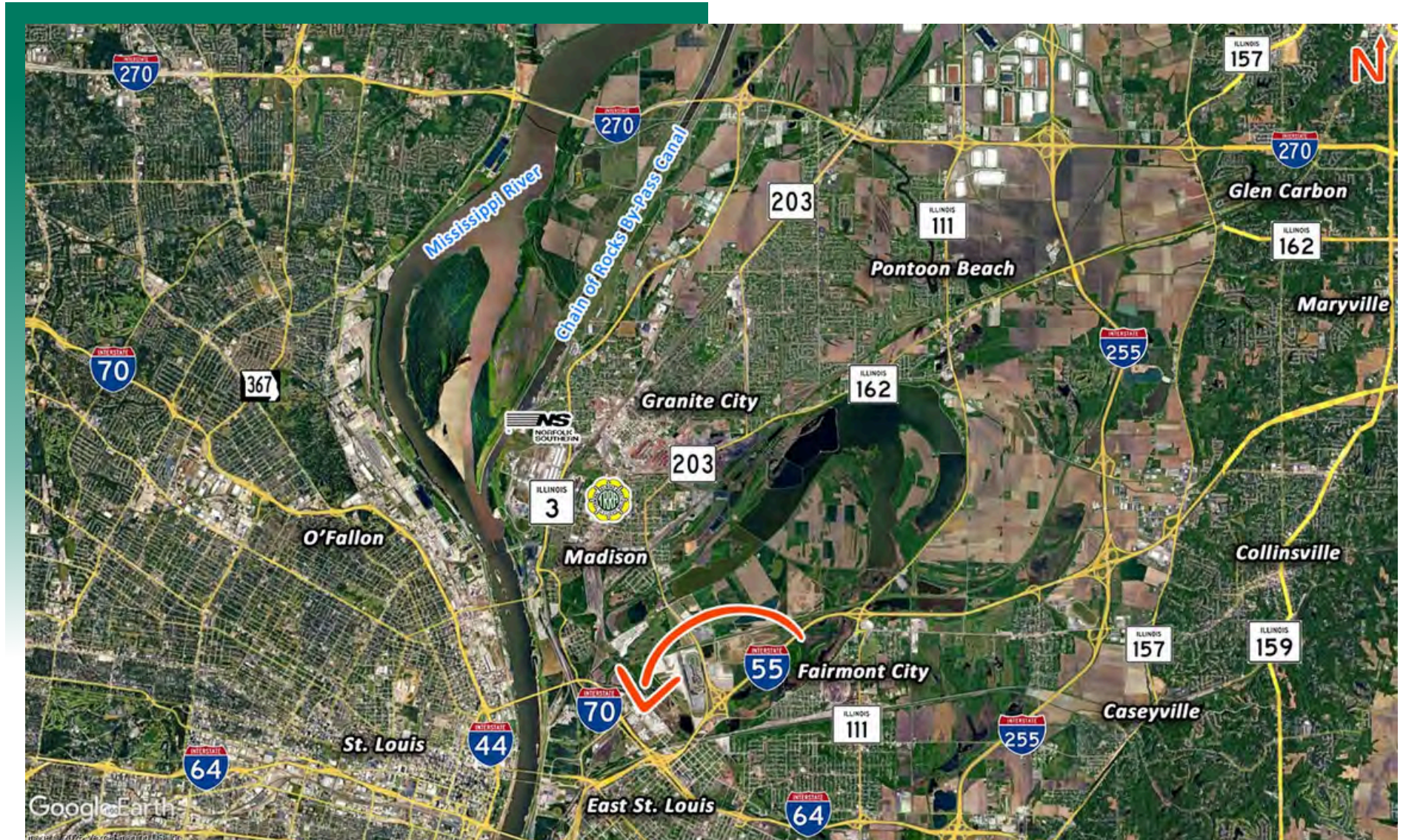
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

75 Fairmont City Blvd., Fairmont City, IL 62201



LOCATION OVERVIEW

Fairmont City sits in the heart of the Metro East industrial corridor in St. Clair County, across the Mississippi River from downtown St. Louis. The site offers immediate access to I-55/70 and quick connections to I-64, I-255, and IL-203, plus the Poplar Street and Stan Musial Veterans Memorial bridges. The surrounding area is home to established trucking terminals, rail-served industry, and distribution users, supported by a deep labor pool within the 2.8-million-person St. Louis MSA.

PROPERTY PHOTOS - OUTDOOR STORAGE LOT & OFFICE BUILDING

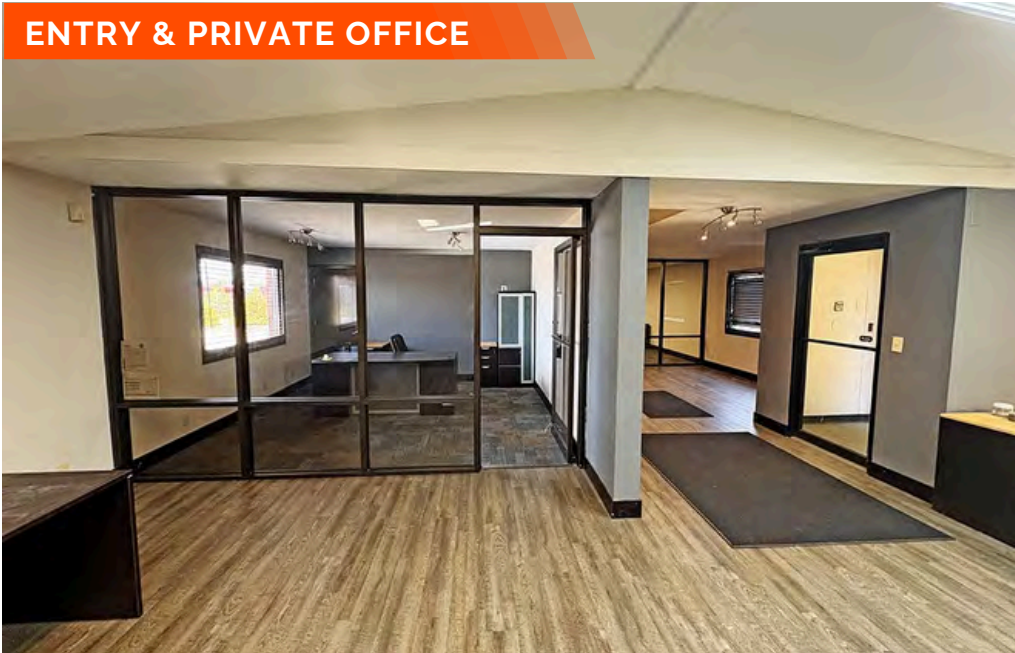
75 Fairmont City Blvd., Fairmont City, IL 62201



PROPERTY PHOTOS - INTERIOR OFFICE BUILDING

75 Fairmont City Blvd., Fairmont City, IL 62201

ENTRY & PRIVATE OFFICE



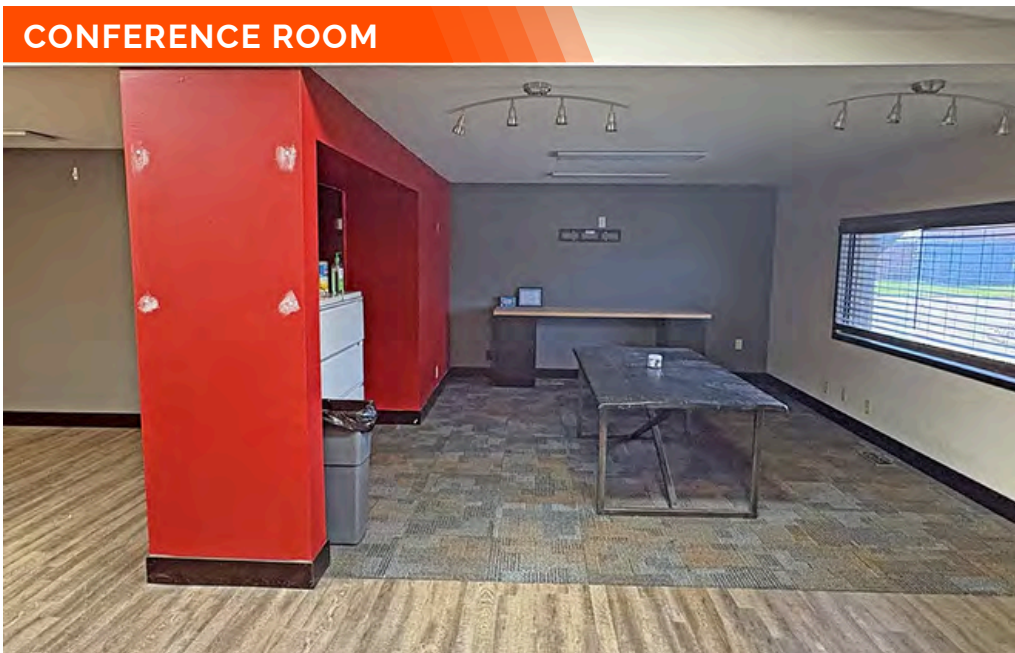
RECEPTION



PRIVATE OFFICE



CONFERENCE ROOM



KITCHENETTE & RESTROOM



PROPERTY INFORMATION

75 Fairmont City Blvd., Fairmont City, IL 62201

SITE & STORAGE

- **±3.86 Acres:** Fully fenced industrial site
- **Outdoor Storage:** Rocked yard for trucks, trailers, equipment, or contractor storage
- **Office Building:** Freestanding office fronting Fairmont City Blvd.
- **IOS Ready:** Site configured for industrial outdoor storage

LOCATION & ACCESS

- **Interstate Access:** Adjacent to I-70 with quick access to I-55/70 and I-64
- **Urban Proximity:** Approximately 5 miles from Downtown St. Louis
- **Industrial Corridor:** Located in the former National Stock Yards area
- **Truck Friendly:** Heavy truck traffic area surrounded by established logistics users

ADVANTAGES

- **TIF District:** Located within Fairmont City TIF District #2
- **Low Taxes:** Benefits from low real estate taxes
- **Rare Opportunity:** Industrial outdoor storage site close to the St. Louis urban core

INDUSTRIAL PROPERTY SUMMARY

75 FAIRMONT CITY BLVD., FAIRMONT CITY, IL 62001

LISTING

2196

FACILITY INFORMATION:

LOCATION DETAILS:

Parcel #: 01-12.0-202-039
County: IL - St. Clair
Zoning: Highway Business - Fairmont City

Heat: Yes
AC: Yes
Sprinklers: No

PROPERTY OVERVIEW:

Building SF: 1,820
Vacant SF: 1,820
Office SF: 1,820
Min Divisible SF: 1,820
Max Contig SF: 1,820
Max Contig SF: 1,820
Lot Size: 3.86 Acres
Frontage: 160
Depth: 650
Parking Spaces: 20
Parking Surface Type: Concrete + Asphalt
Archeological: No
Environmental: No
Survey: No

Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes

STRUCTURAL DATA:

Year Built: 1987
Renovated: 2019
Clear Ht Min: 10
Clear Ht Max: 10
Construction Type: Masonry
Roof: Shingle
Floor Type: Concrete

Showers: No
Floor Drains: No

TRANSPORATION:

Interstate Access: 0.5 miles to I-70,55,64,44

INDUSTRIAL PROPERTY SUMMARY PG 2

75 FAIRMONT CITY BLVD., FAIRMONT CITY, IL 62001

UTILITY INFO:

Water Location:	On Site
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site



LEASE INFORMATION:

Lease Rate:	\$7,500/Month
Lease Type:	NNN
NNN Expenses:	\$1,100/Month

PROPERTY DESCRIPTION:

±3.86-acre fully fenced industrial outdoor storage site with office in Fairmont City, IL. The property features a freestanding office building fronting Fairmont City Blvd. and a large rocked yard ideal for truck, trailer, equipment, or contractor storage. Located within Fairmont City TIF District #2 with low real estate taxes. Surrounded by established logistics users and minutes from I-55/70 and I-64, approximately five miles from downtown St. Louis. A rare IOS opportunity close to the urban core. Located in Fairmont City, IL, former National Stock Yards. Adjacent to I-70. Heavy Truck traffic area. Site is set up for industrial outdoor storage.

TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$6,026.10
Tax Year:	2025