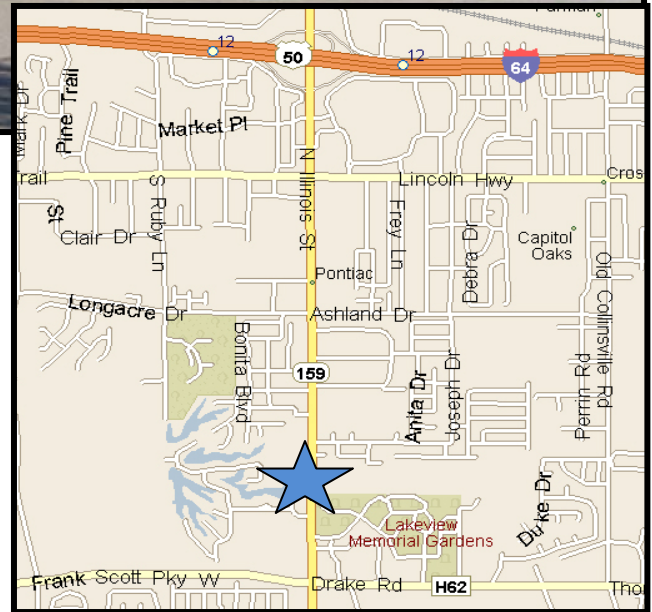


For Lease 3,900 Sq. Ft. Office / Retail



5003 North Illinois, Fairview Heights, IL 62208

- ◆ 3,900 Sq. Ft. Office/Retail Space, May Divide
- ◆ 6 Private Offices and Conference Room
- ◆ Great Location – 100+ Ft. Frontage IL Route 159 with 27,400 Daily Traffic
- ◆ Ample Parking
- ◆ Near Frank Scott Parkway, Hwy 50 and I-64
- ◆ Reduced Lease Rate: \$14.50 Per SF, NNN



BARBERMURPHY
GROUP
COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Blvd., Shiloh, IL 62269 Office (618) 277-4400 Fax (618) 277-4407

www.barbermurphy.com



Paul Murphy
Chris Zittel

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Chrisz@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.

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Office 6,500 SF

Retail

5003 North Illinois
5003 North Illinois
Fairview Heights, IL 62208

SALE INFORMATION

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

LEASE INFORMATION

For Lease: Yes

Lease Rate: \$14.50 - \$14.50

Lease Type: NNN

Net Charges:

CAM Charges:

Term:



SQUARE FEET AVAILABLE

Building Total: 6,500 SF

Total Available: 3,900 SF

Direct Lease: 3,900 SF

Sublease: 0 SF

Office: 3,900 SF

Retail: 3,900 SF

Max Contiguous: 3,900 SF

Min Divisible: 0 SF

Leasing Comments:

PROPERTY INFORMATION

File No: 421-2

Parcel No: 03-330-408-003

Complex:

County: Saint Clair

Zoning: Commercial

Zoning By:

Frontage: 103 FT

Year Built: 2003

Class:

Sprinklers:

Parking: 30

Property Tax: \$13,527

TIF: No

Acres: 0.69

Depth: 292 FT

Rehab Year:

Floors: 1

Ceiling Height:

Traffic Count: 27,400 ADT

Tax Year: 2007

Enterprise Zone:

Comments

3,900 SF Office / Retail Space, May Divide. Space consists of 6 private offices and Conference Room. Great Location on Route 159 with 27,400 Daily Traffic Count. Near Frank Scott Parkway, Hwy 50, and I-64.

Listing Broker(s)

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