

FOR LEASE

15 Executive Dr., Fairview Heights, IL 62208

BUSINESS CENTER I: (1) OFFICE SUITE - (1) WAREHOUSE SPACE AVAILABLE

BARBERMURPHY
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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

15 Executive Dr., Fairview Heights, IL 62208

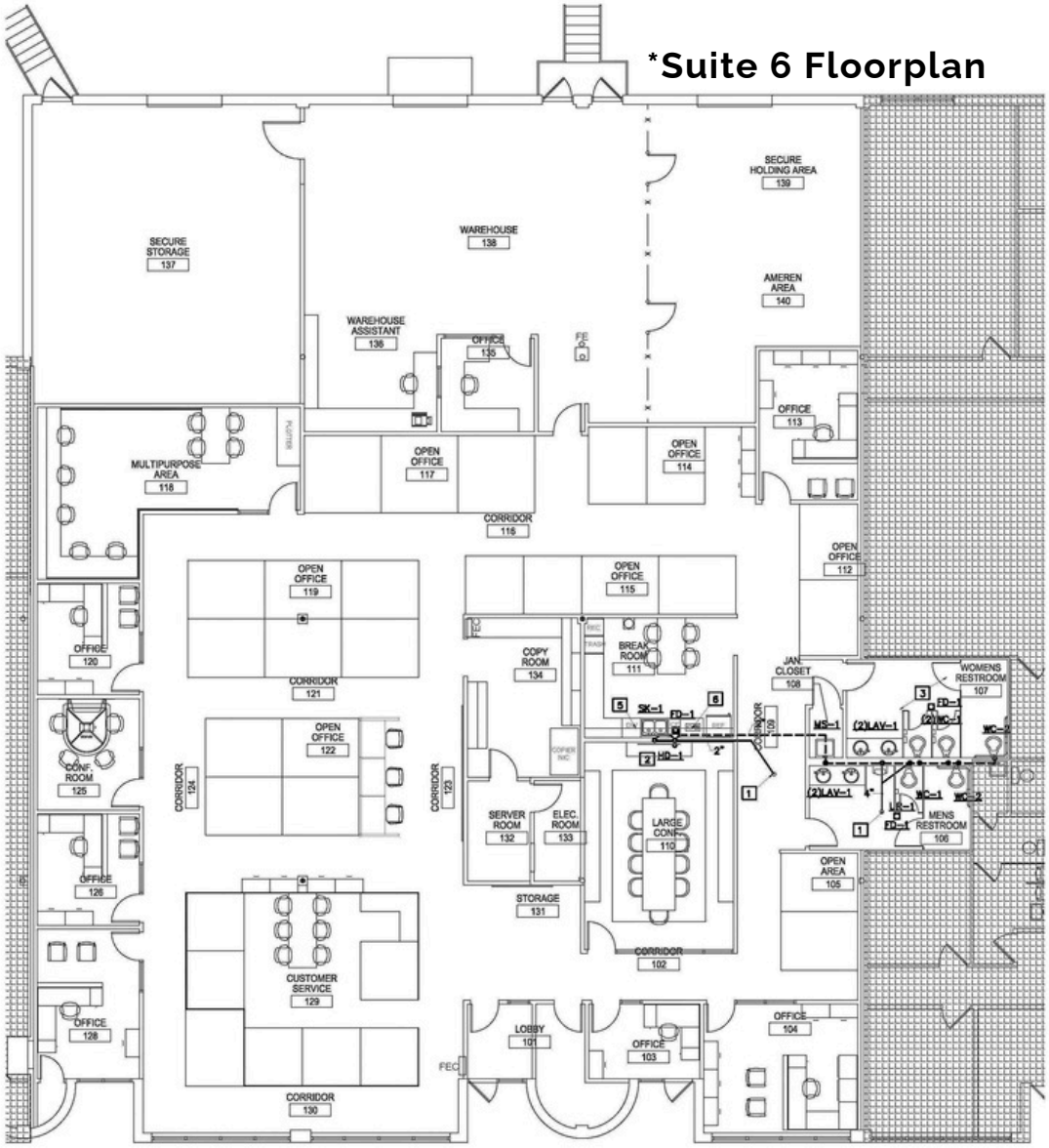


LOCATION OVERVIEW

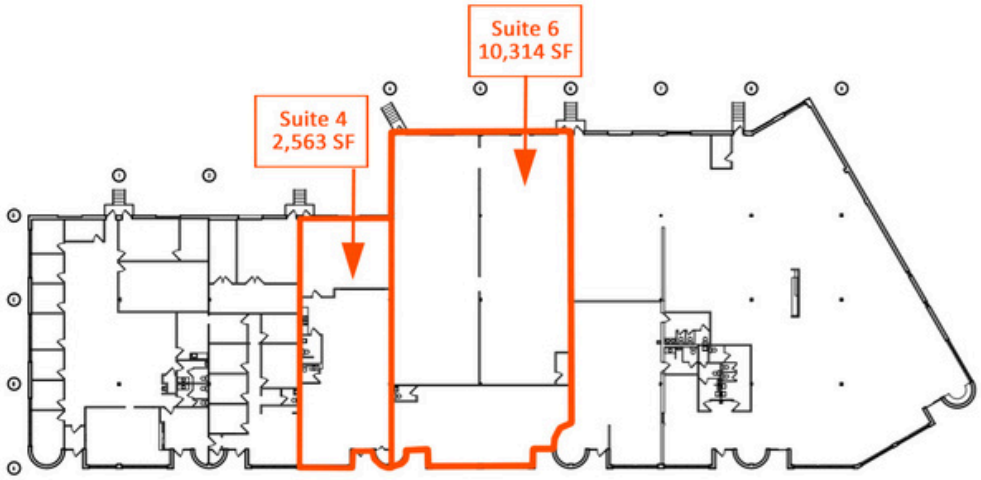
Premier business center located in the Fairview Heights Office Park, bordered by I-64 and IL Route 159. 15 minutes from downtown St. Louis, MO and 30 minutes from St. Louis Lambert International Airport. 74,300 ADT (8,700 ADT on frontage rd).

FLOOR PLAN

15 Executive Dr., Fairview Heights, IL 62208



*Not to scale



TWO SUITES AVAILABLE TOTALING 12,877 SF

Suite 6: 10,314 SF turnkey professional office/flex space with warehouse and two (2) OHDs. Seven private offices, conference room, large IT rack room, copy room, kitchenette / breakroom, multiple open office cubicles, warehouse office, secure holding area and secure storage.

LEASE RATE: $13.95/SF pricing is AS-IS. Tenant improvements negotiable.

Suite 4: the neighboring 2,563 SF Suite has 1 OHD and has been primarily utilized as storage. Contact broker for pricing and details.

PROPERTY PHOTOS - SUITE 6

15 Executive Dr., Fairview Heights, IL 62208

SIGNAGE



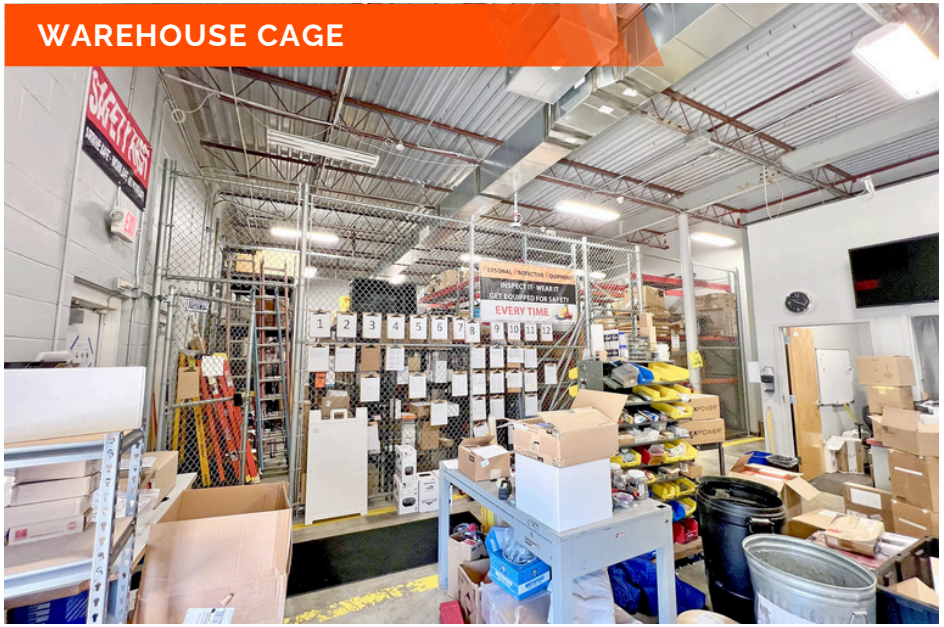
OVERHEAD DOORS



WAREHOUSE



WAREHOUSE CAGE



PROPERTY PHOTOS - SUITE 6

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ENTRANCE



KITCHENETTE



CONFERENCE ROOM



BULLPEN



OFFICE/RETAIL PROPERTY SUMMERY

15 EXECUTIVE DR

LISTING # 1845

LOCATION DETAILS:

Parcel #	28,624
County:	IL - St. Clair
Zoning:	B-2 - Fairview Heights

PROPERTY OVERVIEW:

Building SF:	28,624
Usable Sqft:	12,877
Min Divisible SF:	2,563
Max Contig SF:	12,877
Office SF:	12,877
Signage:	Building
Lot Size:	2.56 Acres
Frontage:	189.72
Depth:	345.95
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	1986
Renovated:	1995
Building Class:	C
Ceilings:	10' - 14'



LEASE INFORMATION:

Lease Rate:	$13.95 /SF
Lease Type:	NNN
NNN Expenses:	$4.60

FINANCIAL INFORMATION:

Taxes:	$56,182.02
Tax Year:	2024

DEMOGRAPHICS:

Traffic Count:	78,800 (I-64)

PROPERTY DESCRIPTION:

Two suites available totaling 12,877 SF.

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