

FOR SALE OR LEASE

9669 West Route 161
FAIRVIEW HEIGHTS, IL 62208



WAREHOUSE FACILITY WITH OUTDOOR STORAGE

+/-36,500 SF FACILITY SITUATED ON 4.96 ACRES



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9669 West Route 161 Fairview Heights, IL 62208

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Route 161

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| | |
|-----------------------------|---------------------------------------|
| Total Square Footage | +/-36,500 Square Feet |
| Office Space | +/-10,500 Square Feet |
| Warehouse Space | +/-26,000 Square Feet |
| Clear Height | 24'-30' Clear Span Building |
| Parcel Size | 4.96 Acres |
| Loading | 2 Dock-high Doors 2 Drive-in Doors |
| Power | |
| 2024 Property Taxes | \$50,145.22 |
| Lease Rate | \$6.25/sf NNN |
| Sale Price | \$2,750,000 |



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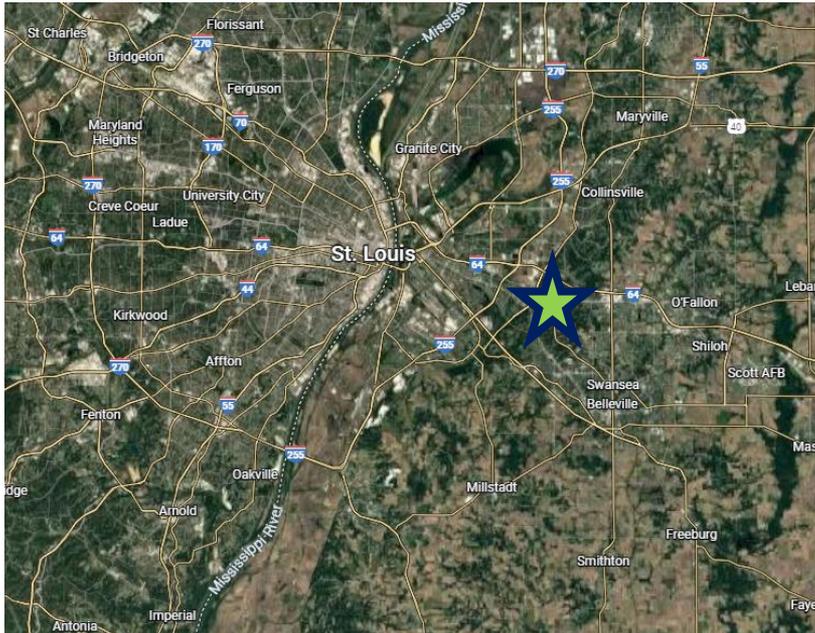
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Please contact Andrew Fischer
or Henry Weiler to schedule a
tour of this facility.

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