

FOR LEASE

9510 St. Clair Ave
Fairview Heights, IL
62208

SECTION 1
10,400+/- SF

SECTION 2
15,029+/- SF

25,429 SF WAREHOUSE/OFFICE - WILL DIVIDE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@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.

SECTION 1

STRUCTURAL DATA

Section SF: 10,400+/-
Min-Max Clearance: 14' - 20'
Column Spacing: Clear Span
Office Space: Finish to Suit

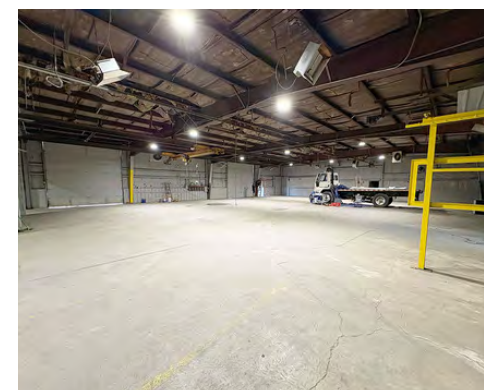
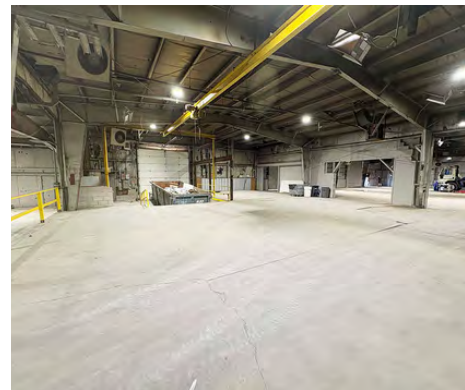
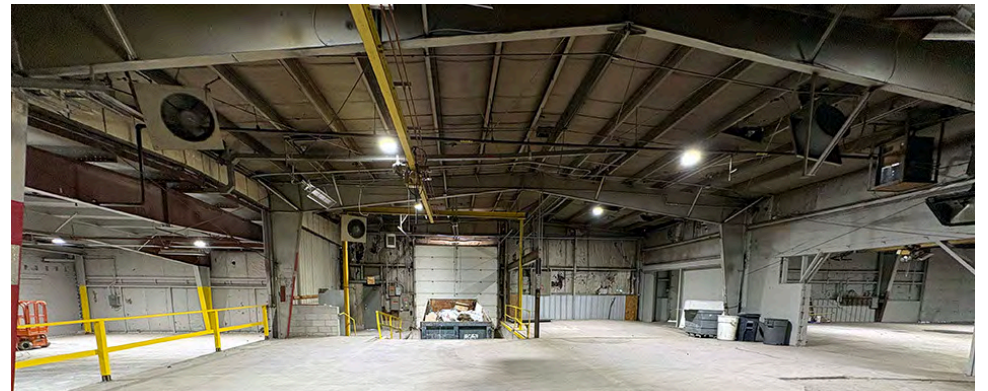
FACILITY INFO

Dock Doors: (1) Interior
Drive-in Doors: (2) 14'X14'
Lighting: LED
Restrooms: Yes

UTILITY INFO

Phase: 3 phase
Volts: 240/480
Amps: 2,000

Space does have restrooms and landlord will finish to suit for office needs.



SECTION 2

STRUCTURAL DATA

Section SF:	15,029+/-
Min-Max Clearance:	14' - 20'
Column Spacing:	Clear Span
Warehouse Space:	7,029 SF
Office Space:	8,000 SF

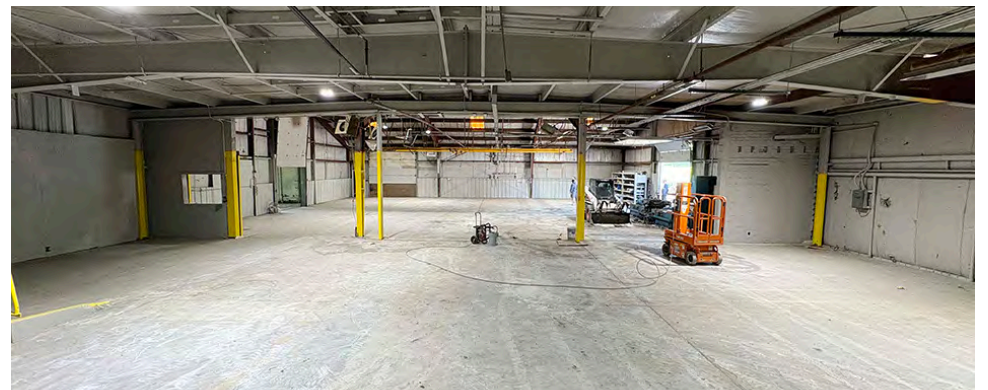
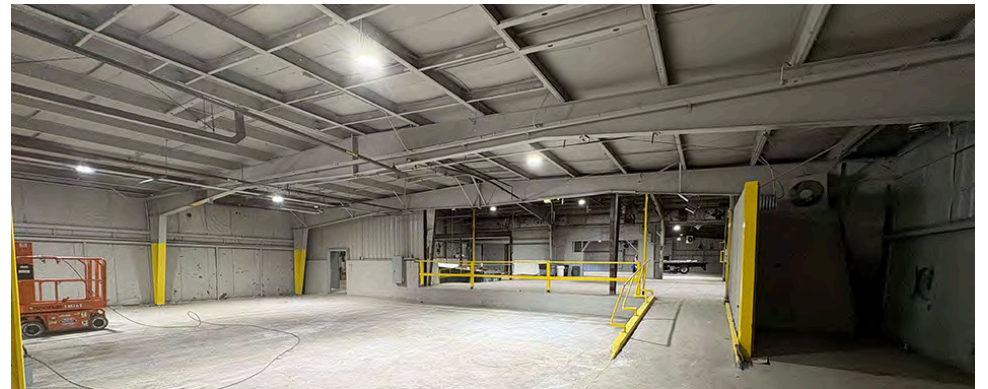
FACILITY INFO

Dock Doors:	None
Drive-in Doors:	(1) 14'X14'
Lighting:	LED
Restrooms:	Yes

UTILITY INFO

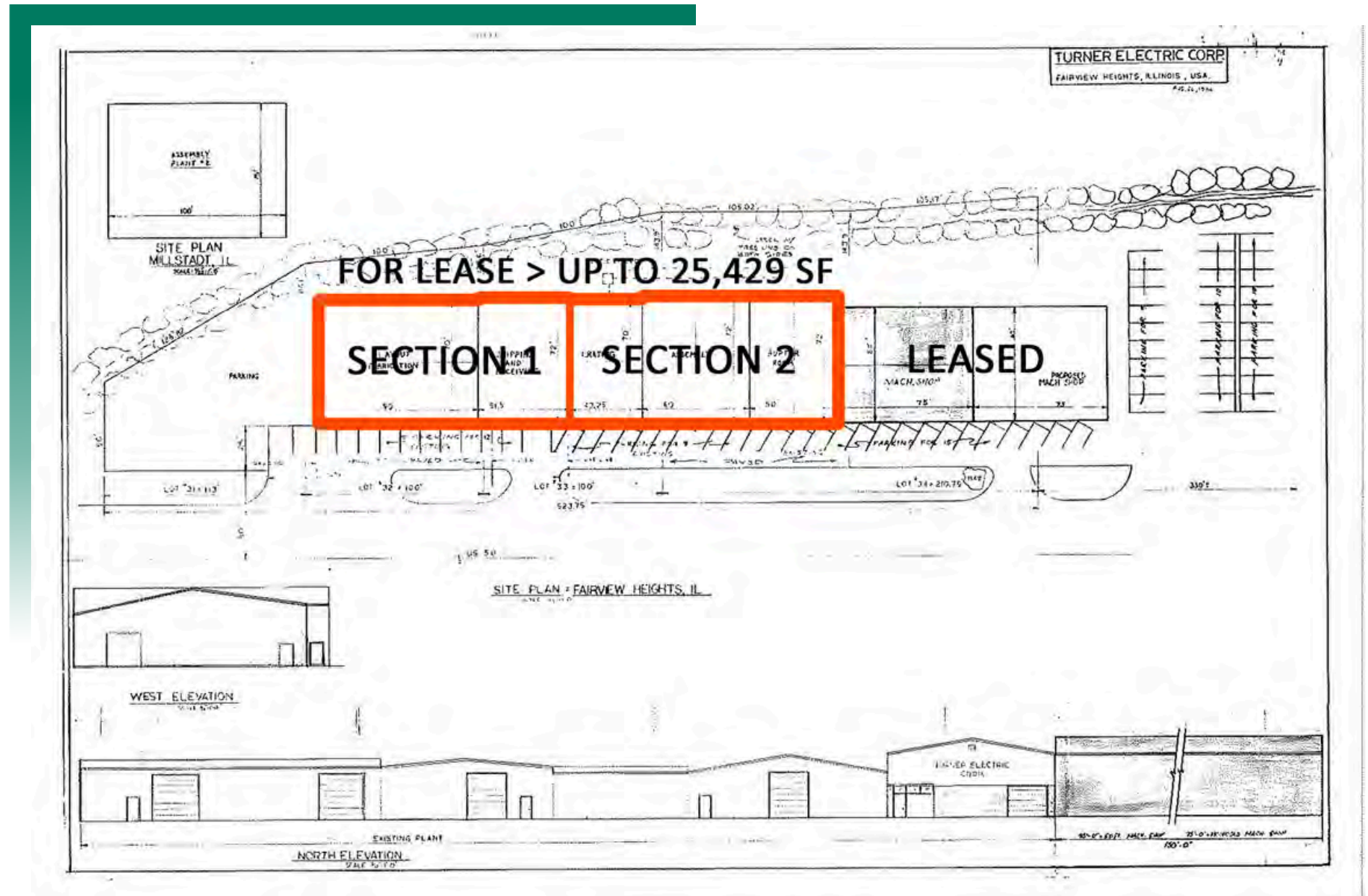
Phase:	3 phase
Volts:	240/480
Amps:	2,000

Multiple private offices, restrooms, and conference room. Landlord has the ability to demo lower level office and add 4,000 SF of warehouse space.



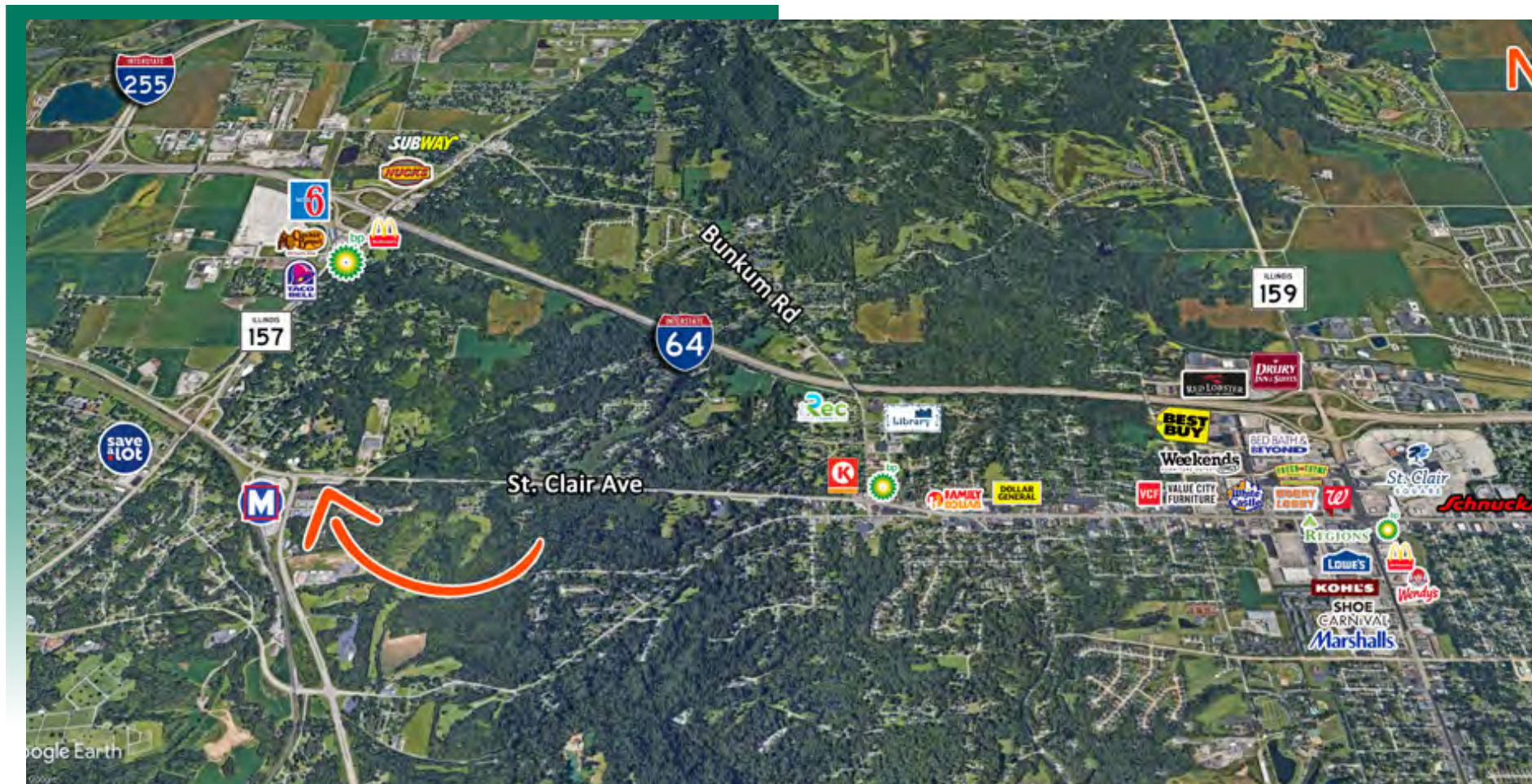
SITE PLAN

9510 St. Clair Ave., Fairview Heights, IL 62208



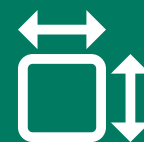
AREA MAP

9510 St. Clair Ave., Fairview Heights, IL 62208



LOCATION OVERVIEW

Located at the corner of IL Route 161 and St. Clair Ave. Minutes off I-64 and I-255. 10 Minutes to downtown St. Louis.



Frontage: 740'
Depth: 202'



I-64 - 1.5 Miles
I-255 - 2.6 Miles

INDUSTRIAL PROPERTY SUMMARY

9510 SAINT CLAIR AVENUE

LISTING # 3069

LOCATION DETAILS:

Parcel #: 02-25.0-201-040; 055; 028; 029
County: Illinois - St. Clair
Zoning: B-4 - Fairview Hieghts

PROPERTY OVERVIEW:

Building SF: 33,000
Office SF: 8,000
Warehouse SF: 17,429
Min Divisible SF: 10,400
Max Contig SF: 25,429
Lot Size: 2.92 Acres
Frontage: 740
Depth: 202
Parking Spaces: 20
Parking Surface Type: Rocked
Archeological: No
Environmental: Yes
Survey: No

STRUCTURAL DATA:

Renovated: 2025
Clear Ht Min: 14
Clear Ht Max: 20
Bay Spacing: Clear Span
Construction Type: Metal, Metal, Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Warehouse/Office
AC: Office
Lighting: LED
Sprinklers: No
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 1 - Interior Dock
Dock Doors: 14'x14'
Dock Leveler Capacity: Yes
Drive In Doors: 4
Drive In Door Size: 14'x14'

TRANSPORATION:

Interstate Access: 3 Miles to I-64 & I-255
Airport Access: N/A
Rail Access: N/A
Rail Line: N/A
Rail Status: N/A



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

STEVE ZUBER

Principal
O: (618) 277-4400
C: 618-277-4400 x 13
steve@barbermurphy.com

COLE HENSEL

Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com

INDUSTRIAL PROPERTY SUMMARY PG 2

9510 SAINT CLAIR AVENUE

UTILITY INFO:

Water Provider:	IL American
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	2000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$10,369.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Lease Rate:	\$8.00
Lease Type:	NNN

Property Description

Up to 25,429 SF of warehouse/office space for lease. Section 1 is 10,400 SF with (2)14'x14' Drive-in doors & (1) interior dock with 14'-20' clear height. Section 2 is 15,029 SF with 7,029 SF of warehouse space with (1)14'x14' Drive-in door with 14'-20' clear height. The office space is 8,000 SF consisting of private offices, restrooms, and conference rooms. Landlord has the ability to demo lower section of office, expanding warehouse space up to 11,029 SF. Both sections are insulated/heated with heavy power throughout the facility.

Office/Restrooms will be finish to suit for tenant needs.

Additional 0.67 Acres Available for Lease at \$1,500/Month.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

STEVE ZUBER

Principal
O: (618) 277-4400
C: 618-277-4400 x 13
steve@barbermurphy.com

COLE HENSEL

Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com