



## 5305 N Illinois St

5305 N Illinois St, Fairview Heights, IL 62208



**Luke Allan**

Kunkel Commercial Group  
3318 N Illinois St, Swansea, IL 62226  
[luke@choosekwg.com](mailto:luke@choosekwg.com)  
(618) 202-4500



# 5305 N Illinois St

Upon Request

2 +/- acres. Landlord to construct a build to suit for a qualified and established tenant. Size and quality to be negotiated....

- Superior visibility with one of the highest daily traffic counts in the area



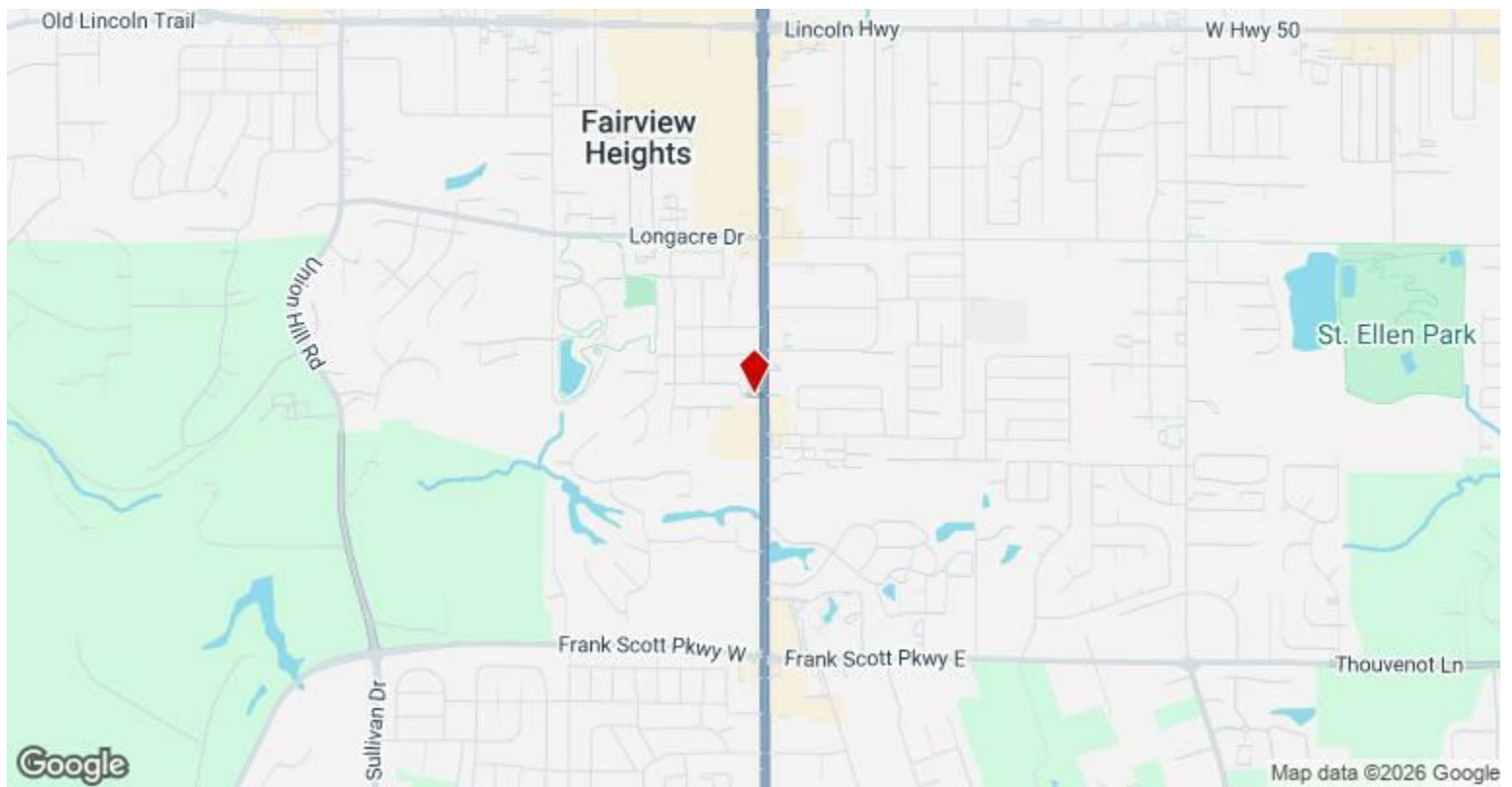
|                         |                        |
|-------------------------|------------------------|
| Rental Rate:            | Upon Request           |
| Min. Divisible:         | 2,500 SF               |
| Property Type:          | Office                 |
| Building Class:         | B                      |
| Rentable Building Area: | 12,000 SF              |
| Construction Status:    | Proposed               |
| Walk Score ®:           | 50 (Fairly friendly)   |
| Transit Score ®:        | 30 (Somewhat friendly) |
| Rental Rate Mo:         | Upon Request           |

1

1st Floor

|                 |                   |
|-----------------|-------------------|
| Space Available | 2,500 - 12,000 SF |
| Rental Rate     | Upon Request      |
| Date Available  | To Be Determined  |
| Service Type    | TBD               |
| Space Type      | Relet             |
| Space Use       | Office            |
| Lease Term      | Negotiable        |

Build-to-suit opportunity for Retail or Office Use.  
Ample Space to build multiple buildings.  
Superior visibility on Highway 159.  
Rate will depend on size, quality, and tenant finishes to be negotiated prior to lease.



## 5305 N Illinois St, Fairview Heights, IL 62208

2 +/- acres. Landlord to construct a build to suit for a qualified and established tenant.  
Size and quality to be negotiated.

## Property Photos

