


FOR LEASE OR SALE

±42,210 SF Available

1600 N 89th St, Fairview Heights, IL



**1.3 AC of Industrial Zoned
Expansion/IOS**

BILLY SPENCE
+1 636 278 0565
billy.spence@colliers.com

DAN LESINSKI
+1 314 412 4345
dan.lesinski@colliers.com

PARKER ALEXANDER
+1 214 934 6030
parker.alexander@kbcadvisors.com

KBCADVISORS



FAIRVIEW HEIGHTS, IL

Property Specifications



OVERVIEW

Total Building Area:	±42,210 SF
Warehouse Area:	±38,450 SF
Office Area:	± 1,800 SF
Freezer/Cooler Area:	±2,260 SF
Main Site:	±3.45 Acres
Excess Land:	±4.23 Acres
Dock Doors	8
Year Built:	1972
Renovations/Expansion:	1990
Roof:	Replaced and repaired in 2004 (per fixed asset records)
Power:	400 AMP and 200 AMP, 3-phase main panels
1600 N 89th St:	B-3 (Planned Business District)
1615 Pleasant View Dr:	R-3 (Single Family Residential)*

*Rearward Residential area is 2.93 AC



Access Map



Immediate Workforce



AVERAGE EARNINGS(HOURLY) **\$18.11**



AVERAGE EARNINGS(HOURLY) **\$19.66**



AVERAGE EARNINGS(HOURLY) **\$20.25**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MINS	-7%	308	90
30 MINS	1%	3,176	-626
45 MINS	4%	7,087	1,420

Colliers



KBCADVISORS.COM