

FOR LEASE OR SALE

# ±42,210 SF Available

1600 N 89th St, Fairview Heights, IL



1.3 AC of Industrial Zoned  
Expansion/IOS

The image is an aerial photograph of a industrial property. A white dashed line outlines a larger area, indicating the total available land. Inside this dashed line, there is an existing industrial building with a white roof and a smaller attached structure. A paved driveway leads to the building. To the left of the building, there is a large, brown, open field. To the right, there is a paved road with a few cars parked on the side. The property is surrounded by trees and foliage. The text '1.3 AC of Industrial Zoned Expansion/IOS' is overlaid on the image, pointing to the brown field area.

**BILLY SPENCE**  
+1 636 278 0565  
[billy.spence@colliers.com](mailto:billy.spence@colliers.com)

**DAN LESINSKI**  
+1 314 412 4345  
[dan.lesinski@colliers.com](mailto:dan.lesinski@colliers.com)

**PARKER ALEXANDER**  
+1 214 934 6030  
[parker.alexander@kbcadvisors.com](mailto:parker.alexander@kbcadvisors.com)

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# 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

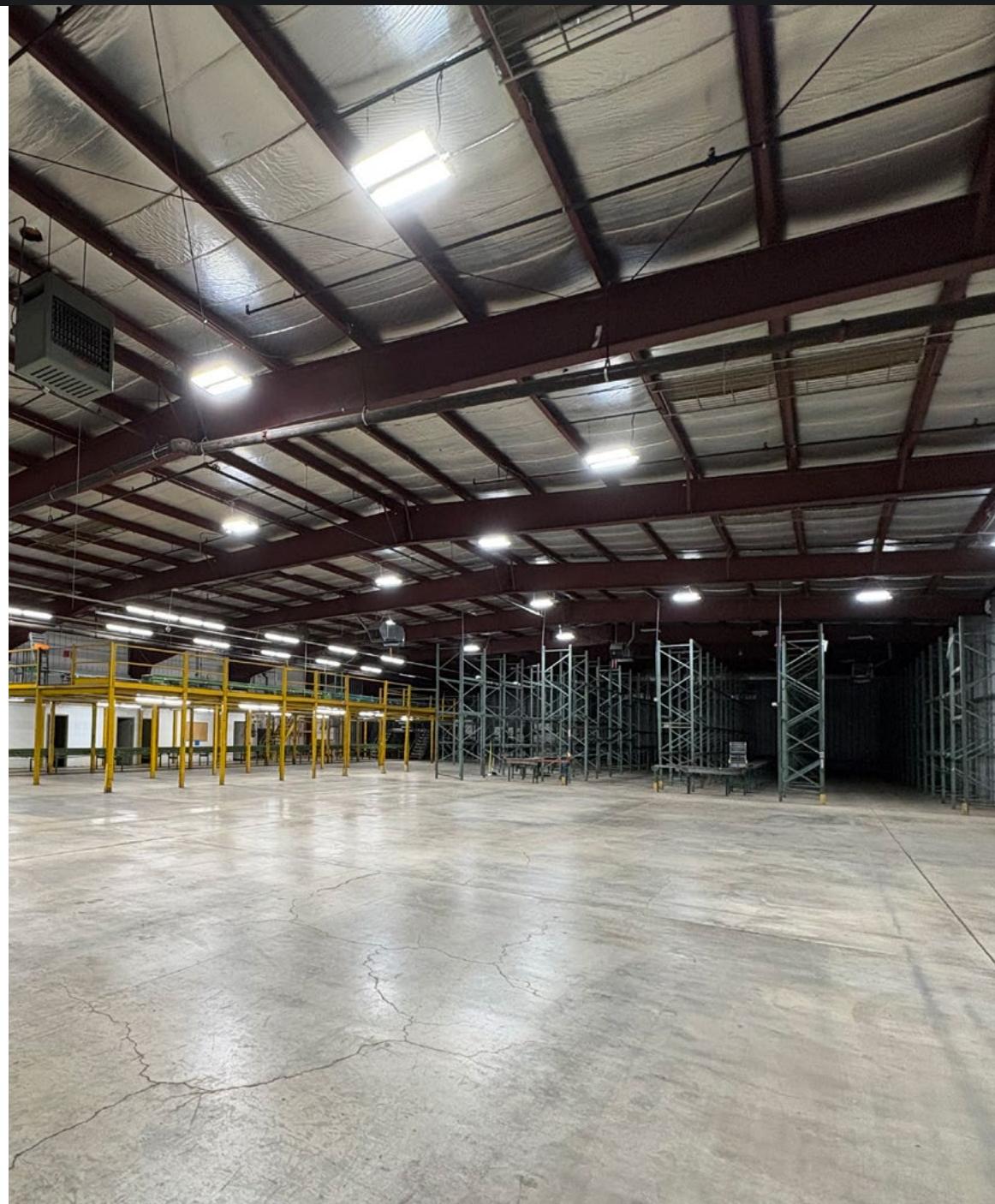
**Roof:** Replaced and repaired in 2004  
(per fixed asset records)

**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)\*

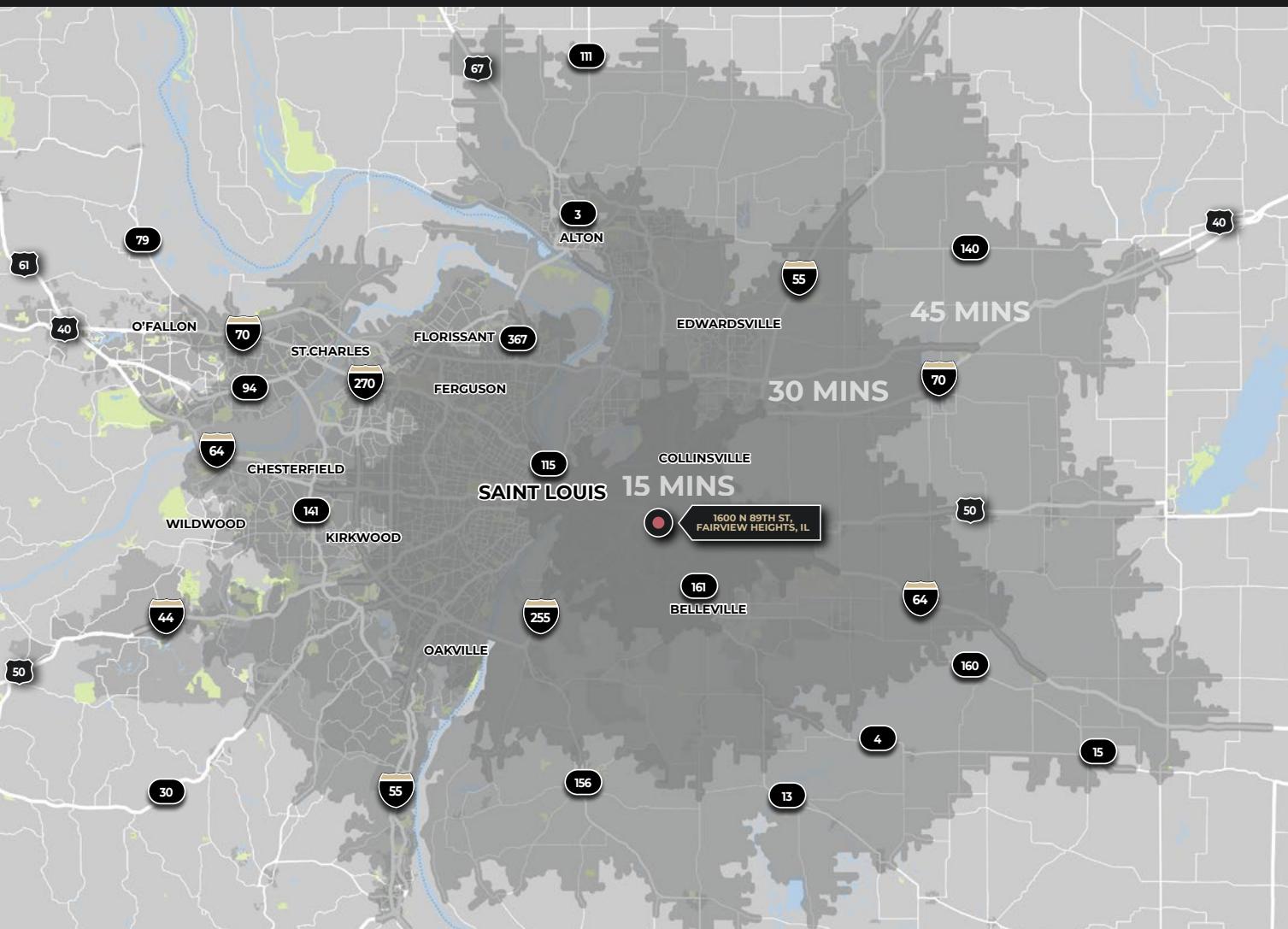
\*Rearward Residential area is 2.93 AC



# Access Map



# Immediate Workforce



**BILLY SPENCE**  
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billy.spence@colliers.com

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

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

**KBCADVISORS**



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## WAREHOUSE WORKERS

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

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MINS	12%	2,099	184
30 MINS	11%	18,959	-384
45 MINS	13%	38,612	7,102



## FORKLIFT DRIVERS

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

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MINS	-22%	169	7
30 MINS	-13%	1664	-215
45 MINS	-7%	3,454	476



## MANUFACTURES + ASSEMBLERS

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