

# FOR LEASE

5801 Old Collinsville Road  
Fairview Heights, Illinois 62208



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## 2,800 SF OFFICE/ RETAIL SPACE AVAILABLE

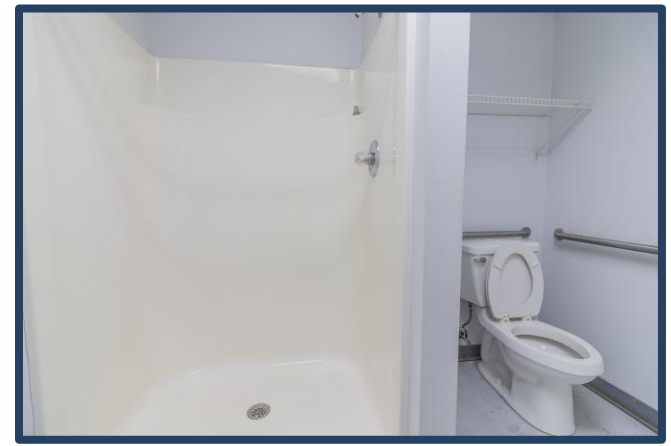
- Flexible layout with multiple large rooms, storage area, break room & restroom
- New Roof in 2025, Built in 2001
- 32 on-sight parking spaces
- Signage Available
- Excellent visibility along Old Collinsville Road
- **Lease Rate: \$2,200 Per Month, Gross Lease**
- Tenant responsible for utilities and janitorial services



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

# PHOTOS

5801 Old Collinsville Road  
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## COMMERCIAL BUILDING INFORMATION

**Building Name:** Office/ Retail Space (2,800 SF)

**Address:** 5801 Old Collinsville Road

**City:** Fairview Heights IL 62208

**Building Size:** 8,000 SF

**Useable/Rentable:** U

**Year Built:** 2001

**Ceiling Height:** 10'

**Overhead Doors:** N/A

**Lot Size:** .87 acre

**Parking Spaces:** 32

**Zoning:** B-3

**Permanent Parcel #:** 03-34.0-204-006

**Taxes (Year):** 2024/\$14,731.92

**Lease** \$2,200 Per Month, Gross Lease

**Comments:** Great space for Fitness/ Yoga Studio, Dance Studio, Karate Studio, Adult Daycare Center, Retail Store, Massage Therapy or Spa Services, General Office Use. Many options available!

KUNKEL COMMERCIAL GROUP

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618.202.4500 [www.choosekwg.com](http://www.choosekwg.com)

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