

## 8,736 SF Office Building for Lease

6401 West Main St, Belleville, Illinois 62223  
St. Clair County

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### Property Description

#### Office Building for Lease

8,736 SF Office Building located 20 minutes from Downtown St. Louis.

Could make an Ideal Learning Facility – Large rooms throughout could serve as recreational areas, classrooms or meeting rooms. Fire suppression system throughout facility. ADA Compliant.

Located in a TIF District and Enterprise Zone.

**Lease Rate: \$10.00 per SF, Gross**

#### Basic Details

Listing No:	2168
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Office - Medical
Building Size (Sqft):	8,736 Sqft.
Total Sqft Available:	8,736 Sqft.
Lease Rate:	\$10.00 Per Sqft
Lease Type:	Gross
Lease Term:	Negotiable

#### Square Foot Information

Building Total Sqft:	8,736 Sqft.
Total Sqft Available:	8,736 Sqft.
Direct Lease:	8,736 Sqft.
Office:	8,736 Sqft.
Min Divisible Sqft:	8,736 Sqft.
Max Contiguous Sqft:	8,736 Sqft.

## Property Information

Parcel No:	07-12.0-213-015
Zoning:	C-2
Zoning By:	City of Belleville
Prior Use:	Surgical Center
TIF:	Yes
Enterprise Zone:	Yes
Parking:	65
Parking Surface Type:	Asphalt
Property Tax:	\$28,167.32
Tax Year:	2018
Traffic Count:	12,900

## Structural Data

Year Built:	1976
Rehab Year:	1995
Class:	C
Clearance Min:	7 ft
Clearance Max:	10 ft
Exterior:	Brick
Floors:	1

## Land Measurements

Acres:	1.49 Acre(s)
Frontage:	222 ft
Depth:	336 ft