

4,840 SF Light Industrial Building for Sale

11 N 48th St, Belleville, Illinois 62226
St. Clair County

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Property Description

Light Industrial Building

4,840 SF Clear Span, Light Industrial Building for Sale. 4,320 SF Warehouse Space, (2) 10' Drive-Thru Doors, 14' Clearance, 8" Concrete Floors, LED Lighting, Heated Warehouse, 2 Private Offices and Men's/Women's Restrooms.

Located in a TIF District and Enterprise Zone. 1 Block off West Main St. in Belleville.

Sale Price: \$235,000

Lease Rate: \$3,500/Month, Modified Gross

Basic Details

Listing No:	2317
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	4,840 Sqft.
Lot Size (Acres):	0.37 Acre(s)
Total Sqft Available:	4,840 Sqft.
Sale Price:	\$235,000
Sale Price Per Sqft:	\$48.55

Square Foot Information

Building Total Sqft:	4,840 Sqft.
Total Sqft Available:	4,840 Sqft.
Office:	520 Sqft.
Warehouse:	4,320 Sqft.
Min Divisible Sqft:	4,840 Sqft.
Max Contiguous Sqft:	4,840 Sqft.

Facility Information

Drive-In Doors:	2
Drive-In Door Size:	10'
Heating:	Gas
Cooling:	Offices
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Structural Data

Year Built:	2005
Clearance Min:	14 ft
Clearance Max:	14 ft
Bay Spacing:	Clear Span
Style:	Metal & Frame
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Concrete
Floor Thickness:	8"

Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	Belleville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	Single
Telecom Provider:	Charter Communications

Property Information

Parcel No:	08-07.0-410-023
Zoning:	C-2 Heavy Commercial
Zoning By:	City of Belleville
Prior Use:	Automotive
TIF:	Yes
Enterprise Zone:	Yes
Parking:	20
Parking Surface Type:	Asphalt/Concrete
Property Tax:	\$4,683
Tax Year:	2020

Land Measurements

Acres:	0.37 Acre(s)
Frontage:	150 ft
Depth:	115 ft

Transportation

Interstate:	I-255
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