

## Back on the Market! Owner/User Industrial Investment Property

311-319 Centreville Ave, Belleville, Illinois 62220  
St. Clair County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com



### Basic Details

Listing No:	2619
Sale Or Lease:	For Sale
Property Type(s):	Investment, Industrial
Building Size (Sqft):	9,682 Sqft.
Lot Size (Acres):	3.28 Acre(s)
Total Sqft Available:	9,682 Sqft.
Min Acres Available:	2,400 Acre(s)
Max Acres Available:	7,282 Acre(s)
Sale Price:	\$400,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	311-319
Street:	Centreville
Street Suffix:	Ave

### Square Foot Information

Building Total Sqft:	9,682 Sqft.
Total Sqft Available:	9,682 Sqft.
Office:	1,418 Sqft.
Retail:	8,264 Sqft.
Warehouse:	8,264 Sqft.
Min Divisible Sqft:	2,400 Sqft.
Max Contiguous Sqft:	7,282 Sqft.

### Facility Information

Truck Dock:	1
Drive-In Doors:	3
Drive-In Door Size:	10', 12', & 14'
Heating:	Yes
Cooling:	Partial
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	08-28.0-129-018; 019, 021, & 08-28.0-130-005
Zoning:	D-1 & A-2
Zoning By:	City of Belleville
Prior Use:	Warehouse
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$13,800.16
Tax Year:	2021

## Land Measurements

Total Acres Available:	3.28 Acre(s)
Min Divisible Acres:	1 Acre(s)
Frontage:	306 ft
Depth:	263 ft

## Structural Data

Year Built:	1958
Clearance Min:	10 ft
Clearance Max:	14 ft
Roof:	Steel & Flat
Exterior:	Steel & Block
Floors:	1
Floor Type:	Concrete
Floor Drains:	Yes

## Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	On Site
Sewer Provider:	City of 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:	150 & 200 KVA
Phase:	Single with 3 Phase Available
Low Volts:	120
High Volts:	240