

## 19,200 SF Office & 3,200 SF Warehouse space

9480 IL Route 15, Belleville, Illinois 62223  
St. Clair County

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### Basic Details

Listing No:	2740
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office, Office - General Office
Building Size (Sqft):	63,588 Sqft.
Lot Size (Acres):	18.45 Acre(s)
Total Sqft Available:	28,811 Sqft.
Lease Rate:	\$9.00 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	9480
Street:	IL Route 15

### Square Foot Information

Building Total Sqft:	63,588 Sqft.
Total Sqft Available:	22,400 Sqft.
Direct Lease:	22,400 Sqft.
Office:	19,200 Sqft.
Warehouse:	3,200 Sqft.
Min Divisible Sqft:	9,350 Sqft.
Max Contiguous Sqft:	22,400 Sqft.

### Facility Information

Drive-In Doors:	1
Drive-In Door Size:	12'x14'
Heating:	Office & Warehouse
Cooling:	Office
Sprinklers:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	07-03.0-400-001
Zoning:	C-2
Zoning By:	Belleville
Survey:	Yes
Parking:	120
Parking Surface Type:	Asphalt

## Structural Data

Year Built:	1997
Rehab Year:	2023
Clearance Min:	8 ft
Clearance Max:	25 ft
Bay Spacing:	Clear Span
Style:	Tilt-up (pre-cast concrete)
Roof:	Flat
Exterior:	Pre-Cast Concrete
Sprinklers:	Yes
Floors:	1
Floor Type:	Unenforced Concrete
Floor Thickness:	8" in warehouse 4" in office

## Land Measurements

Acres:	18.45 Acre(s)
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## Utility Information

Water Provider:	City Served
Water Provider Location:	On Site
Sewer Provider:	Septic
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	800
Phase:	3
High Volts:	480

## Transportation

Interstate:	I-255 (2 Miles)
Airport:	STL Airport (20 miles)