

BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

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

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|-----------------------|---|
| 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

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|-----------------------|--------------|
| 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

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|---------------------|--------------------|
| 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

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

Structural Data

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|------------------|------------------------------|
| 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) |
|--------|---------------|

Utility Information

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|-----------------------------|-------------|
| 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) |