

13,000 SF Warehouse For Sale

48 Empire Drive, Belleville, Illinois 62220
St. Clair County

Steve Zuber - CCIM, SIOR

Phone: 314-409-7283

Email: steve@barbermurphy.com

Carter Marteeny - CCIM

Phone: 618-304-3917

Email: carterm@barbermurphy.com



Basic Details

Listing No:	317
Sale Or Lease:	For Sale
Property Type(s):	Investment, Industrial
Building Size (Sqft):	13,000 Sqft.
Lot Size (Acres):	2.33 Acre(s)
Total Sqft Available:	13,000 Sqft.
Sale Price:	\$812,500
Sale Price Per Sqft:	\$62.50
CAP Rate:	8.50%
NOI:	\$65,000

Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	48
Street:	Empire
Street Suffix:	Drive

Square Foot Information

Building Total Sqft:	13,000 Sqft.
Total Sqft Available:	13,000 Sqft.
Warehouse:	13,000 Sqft.
Min Divisible Sqft:	5,000 Sqft.
Max Contiguous Sqft:	13,000 Sqft.

Facility Information

Drive-In Doors:	1
Drive-In Door Size:	8x8
Heating:	Warehouse, Office
Cooling:	Warehouse, Office
Lighting:	Metal Hali
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Extra Land:	1+ Acre

Property Information

Parcel No:	08-25.0-303-041
Zoning:	D-1, nLt. Ind- City of Belleville
Industrial Park:	Belle Valley
Prior Use:	Industrial
Enterprise Zone:	Yes
Parking:	30
Parking Surface Type:	Rock/Asphalt
Property Tax:	\$19,517.12
Tax Year:	2022
Topography:	Flat

Land Measurements

Total Acres Available:	2.33 Acre(s)
Frontage:	240 ft
Depth:	456 ft

Structural Data

Year Built:	1992
Rehab Year:	1992
Clearance Min:	26 ft
Clearance Max:	26 ft
Bay Spacing:	Clear Span
Exterior:	Metal
Floors:	1
Floor Type:	Concrete

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
Gas Provider Location:	On-Site
Electric Provider:	Ameren
Electric Provider Location:	On-Site
AMPS:	400
Phase:	3
Low Volts:	120
High Volts:	240