



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

## (2) 8,400 SF Industrial /Office Suites For Lease

9237 Beller Road, Mascoutah, Illinois 62258  
St. Clair County

**Matt Barriger**

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### Basic Details

Listing No:	2888
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Temperature Controlled, Office, Office - General Office
Building Size (Sqft):	16,800 Sqft.
Total Sqft Available:	16,800 Sqft.
Lease Rate:	\$9.00 Per Sqft
Lease Type:	NNN
Net Charges:	\$3.00

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Mascoutah
Zipcode:	62258
Street Number:	9237
Street:	Beller
Street Suffix:	Road

### Square Foot Information

Building Total Sqft:	16,800 Sqft.
Total Sqft Available:	16,800 Sqft.
Direct Lease:	16,800 Sqft.
Office:	1,200 Sqft.
Warehouse:	15,600 Sqft.
Min Divisible Sqft:	8,400 Sqft.
Max Contiguous Sqft:	16,800 Sqft.

### Facility Information

Drive-In Doors:	5
Drive-In Door Size:	14'
Heating:	100%
Cooling:	50%
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	10-06.0-303-006
Zoning:	General Commercial
Zoning By:	St. Clair
Prior Use:	Light Industrial
Parking:	27
Parking Surface Type:	Concrete

## Utility Information

Water Provider:	Mascoutah
Water Provider Location:	On-Site
Sewer Provider:	Mascoutah
Sewer Provider Location:	On-Site
Gas Provider:	Ameren
Gas Provider Location:	On-Site
Electric Provider:	Ameren
Electric Provider Location:	On-Site
AMPS:	400
Low Volts:	120
High Volts:	240
Telecom Provider:	Charter/Spectrum
Telecom Provider Location:	On-Site

## Structural Data

Year Built:	2018
Rehab Year:	2018
Clearance Min:	16 ft
Clearance Max:	16 ft
Bay Spacing:	clear span
Roof:	Steel
Exterior:	Steel, Wood Frame
Floors:	1

## Transportation

Interstate:	I-64
Airport:	Mid-America Airport