

## 25,188 SF Truck Terminal For Lease

5920 Gateway Industrial Drive, Belleville, Illinois 62223  
St. Clair County

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### Basic Details

Listing No:	2889
Sale Or Lease:	For Lease
Building Size (Sqft):	25,188 Sqft.
Lot Size (Acres):	8.02 Acre(s)
Total Sqft Available:	25,188 Sqft.
Lease Rate:	\$9/SF
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	5920
Street:	Gateway Industrial
Street Suffix:	Drive

### Square Foot Information

Building Total Sqft:	25,188 Sqft.
Total Sqft Available:	25,188 Sqft.
Direct Lease:	15,643 Sqft.
Office:	7,200 Sqft.
Warehouse:	17,988 Sqft.
Min Divisible Sqft:	5,715 Sqft.
Max Contiguous Sqft:	9,928 Sqft.

### Facility Information

Drive-In Doors:	18
Drive-In Door Size:	varies
Overhead Cranes:	Yes
Heating:	Throughout
Cooling:	Office
Insulated:	Yes
Lighting:	LED/Fluorescent
Skylights:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes

Ventilation:	Yes
Compressed Air:	Yes
Yard:	+/- 3.44 AC
Extra Land:	+/- 2.15 acres wooded

## Property Information

Parcel No:	07-13.0-400-070
Zoning:	Improved Commercial
Prior Use:	Truck Repair
Survey:	Yes
Environmental:	Yes
Parking:	+/- 80
Parking Surface Type:	Asphalt
Property Tax:	\$34,565
Tax Year:	2022

## Structural Data

Year Built:	1970
Rehab Year:	2022
Class:	B
Clearance Min:	18 ft
Clearance Max:	24 ft
Bay Spacing:	23'x65'
Style:	Steel frame
Roof:	Metal
Exterior:	Metal
Floor Type:	Reinforced
Floor Thickness:	6"
Floor Drains:	Yes

## Land Measurements

Total Acres Available:	8.02 Acre(s)
Frontage:	945 in
Depth:	313 in

## Utility Information

Water Provider:	IL American
Water Provider Location:	On-Site
Sewer Provider:	City Served
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
Low Volts:	120
High Volts:	480
Telecom Provider:	Charter/Spectrum

## Transportation

Interstate:	I-255
Airport:	Lambert St. Louis