



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

12,600 SF Office/Warehouse For Lease

1247 Belgrove Drive, St. Louis, Missouri 63137
St. Louis County

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Basic Details

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|-----------------------|---|
| Listing No: | 2903 |
| Sale Or Lease: | For Lease |
| Property Type(s): | Industrial, Industrial - Crane Served, Office |
| Building Size (Sqft): | 12,600 Sqft. |
| Total Sqft Available: | 12,600 Sqft. |
| Min Acres Available: | 0.51 Acre(s) |
| Lease Rate: | \$8.00 Per Sqft |
| Lease Type: | Modified Gross |

Address

| | |
|----------------|-----------|
| Country: | US |
| State: | MO |
| County: | St. Louis |
| City: | St. Louis |
| Zipcode: | 63137 |
| Street Number: | 1247 |
| Street: | Belgrove |
| Street Suffix: | Drive |

Square Foot Information

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|----------------------|--------------|
| Building Total Sqft: | 12,600 Sqft. |
| Direct Lease: | 12,600 Sqft. |
| Office: | 1,200 Sqft. |
| Warehouse: | 11,400 Sqft. |

Facility Information

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|----------------------|--------------------------|
| Drive-In Doors: | 3 |
| Drive-In Door Size: | (2) 10'x12', (1) 12'x14' |
| Overhead Cranes: | Yes |
| Overhead Crane Size: | 3 Ton, 6 Foot Hook |
| Heating: | Yes |
| Cooling: | Yes |
| Insulated: | Yes |

| | |
|-----------------|------------------|
| Lighting: | Fluorescent, LED |
| Men's Restroom: | Yes |
| Shower: | Yes |
| Ventilation: | Yes |
| Compressed Air: | Yes |

Property Information

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|-----------------------|-------------------------|
| Parcel No: | 10E331061 |
| Zoning: | Light Industrial |
| Industrial Park: | Bellefontaine Neighbors |
| Prior Use: | Machine Shop |
| Parking: | 6 |
| Parking Surface Type: | Asphalt |
| Property Tax: | \$12,884 |
| Tax Year: | 2024 |

Structural Data

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|----------------|------------------|
| Year Built: | 1989 |
| Clearance Min: | 8 ft |
| Clearance Max: | 16 ft |
| Roof: | Metal |
| Exterior: | Metal-Clear Span |

Land Measurements

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|-----------|--------|
| Frontage: | 150 ft |
|-----------|--------|

Utility Information

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|-----------------------------|-------------------|
| Water Provider: | MO American Water |
| Water Provider Location: | On-Site |
| Sewer Provider: | MSD |
| Sewer Provider Location: | On-Site |
| Gas Provider: | Spire |
| Gas Provider Location: | On-Site |
| Electric Provider: | Ameren |
| Electric Provider Location: | On-Site |
| AMPS: | 400 |
| Phase: | 3 |
| High Volts: | 480 |
| Telecom Provider: | Charter/Spectrum |

Transportation

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|-------------|-------|
| Interstate: | I-270 |
|-------------|-------|