

## 7,468 SF Office/Warehouse on 2.6 Acres

300 Old Fullerton Rd, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

Listing No:	2921
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	7,468 Sqft.
Lot Size (Acres):	2.63 Acre(s)
Total Sqft Available:	7,468 Sqft.
Sale Price:	\$695,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	300
Street:	Old Fullerton
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	7,468 Sqft.
Office:	968 Sqft.
Warehouse:	6,500 Sqft.

### Facility Information

Drive-In Doors:	3
Drive-In Door Size:	14'x16'
Heating:	Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	08-16.0-201-044
Zoning:	Light Industrial
Prior Use:	Concrete Plant
TIF:	Yes
Parking:	25
Parking Surface Type:	Concrete
Tax Year:	2022

## Land Measurements

Acres:	2.63 Acre(s)
Frontage:	336 ft
Depth:	543 ft

## Transportation

Interstate:	I-64 (4 miles)
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## Structural Data

Year Built:	1954
Rehab Year:	2023
Clearance Min:	18 ft
Clearance Max:	18 ft
Bay Spacing:	Clear Span
Style:	Steel
Roof:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	City Served
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:	225
Phase:	3
Low Volts:	120
High Volts:	208