

## 2,000 SF Office/Flex Space for Lease

1925 South Illinois St, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

Listing No:	2928
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Lease Rate:	\$2,500.00 Per Month
Lease Type:	Modified Gross
Leasing Comments:	Tenant improvements negotiable.

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	1925
Street:	South Illinois
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	10,560 Sqft.
Direct Lease:	2,000 Sqft.
Office:	335 Sqft.
Warehouse:	1,664 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	2,000 Sqft.

### Property Information

Parcel No:	08-33-0-402-059
Zoning:	B-1
Parking:	20
Parking Surface Type:	Asphalt
Property Tax:	\$7,381
Tax Year:	2022
Traffic Count:	7,700

## Structural Data

Year Built:	2004
Clearance Min:	7 ft
Clearance Max:	12 ft
Style:	Wood Frame
Exterior:	Steel