

10,000+ SF Warehouse Space Available for Sale

12 North 35th St, Belleville, Illinois 62226
St. Clair County

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Basic Details

Listing No:	2980
Sale Or Lease:	For Sale
Building Size (Sqft):	10,902 Sqft.
Lot Size (Acres):	0.34 Acre(s)
Sale Price:	\$195,000
Sale Price Per Sqft:	\$17.89

Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62226
Street Number:	12
Street:	North 35th
Street Suffix:	St

Square Foot Information

Building Total Sqft:	10,902 Sqft.
Total Sqft Available:	10,902 Sqft.
Office:	600 Sqft.
Warehouse:	10,302 Sqft.
Max Contiguous Sqft:	10,902 Sqft.

Facility Information

Truck Dock:	1
Dock Levelers:	Yes
Drive-In Doors:	2
Drive-In Door Size:	10' & 12'
Heating:	Warehouse/Office
Cooling:	Warehouse/Office
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes

Property Information

Parcel No:	08-17.0-321-001, 002, 003
Zoning:	C-2 Heaving Commercial
Zoning By:	City Of Belleville
Enterprise Zone:	Yes
Parking:	15
Parking Surface Type:	Asphalt/Concrete
Property Tax:	\$10,912.68
Tax Year:	2023

Land Measurements

Total Acres Available:	0.34 Acre(s)
Min Divisible Acres:	10,902 Acre(s)
Acres:	0.34 Acre(s)
Frontage:	125 ft
Depth:	100 ft

Structural Data

Year Built:	1959
Rehab Year:	1998
Class:	C
Clearance Min:	9 in
Clearance Max:	16 in
Roof:	Flat
Exterior:	Brick/Block
Floor Type:	Concrete
Floor Drains:	Yes

Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	City of Belleville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
Phase:	3
High Volts:	240