

10,000+SF Warehouse Space Available for Lease

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

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Basic Details

Listing No:	3013
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	10,902 Sqft.
Lot Size (Acres):	0.34 Acre(s)
Total Sqft Available:	10,902 Sqft.
Lease Rate:	\$6.00 Per Sqft
Lease Type:	NNN

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.
Direct Lease:	10,902 Sqft.
Office:	600 Sqft.
Warehouse:	10,302 Sqft.
Min Divisible Sqft:	10,902 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:	Yes
Cooling:	Yes
Lighting:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes

Shower:	Yes
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Property Information

Parcel No:	08-17.0-321-001, 002, 003
Zoning:	C-2 Heavy Commercial
Prior Use:	Metal Fabrication
Enterprise Zone:	Yes
Parking:	15
Parking Surface Type:	Asphalt/Concrete
Property Tax:	\$10,912.68
Tax Year:	2023

Structural Data

Year Built:	1959
Rehab Year:	1998
Clearance Min:	9 ft
Clearance Max:	16 ft
Bay Spacing:	Clear Span
Roof:	Flat
Exterior:	Brick/Block
Floors:	1
Floor Type:	Concrete
Floor Drains:	Yes

Land Measurements

Acres:	0.34 Acre(s)
Frontage:	125 ft
Depth:	100 ft

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