

76,181 SF Office Spaces Available for Lease

7650 Magna Dr, Belleville, Illinois 62223
St. Clair County

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Basic Details

Listing No:	3014
Sale Or Lease:	For Lease
Property Type(s):	Office
Building Size (Sqft):	164,033 Sqft.
Lot Size (Acres):	14.61 Acre(s)
Total Sqft Available:	76,181 Sqft.
Lease Rate:	\$10-16/SF
Lease Type:	Full Service

Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	7650
Street:	Magna
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	164,033 Sqft.
Total Sqft Available:	76,181 Sqft.
Direct Lease:	76,181 Sqft.
Office:	76,181 Sqft.
Min Divisible Sqft:	21,696 Sqft.
Max Contiguous Sqft:	76,181 Sqft.

Facility Information

Elevators:	Yes
Sprinklers:	Wet Pipe System
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	07-11.0-408-006
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Structural Data

Year Built:	1996
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Zoning:	C-1 Light Commercial
TIF:	Yes
Parking:	777
Parking Surface Type:	Asphalt
Property Tax:	\$213,875
Tax Year:	2023
Traffic Count:	35,600

Rehab Year:	2023
Class:	A
Clearance Min:	8 ft
Clearance Max:	10 ft
Roof:	Flat
Exterior:	Concrete, Exterior - Block, Mixed, Stucco
Sprinklers:	Yes
Floors:	2

Land Measurements

Acres:	14.61 Acre(s)
Frontage:	1,768 ft
Depth:	932 ft

Transportation

Interstate:	I-255
Airport:	St. Louis Downtown Airport