

## 20,000 SF Warehouse/Distribution Complex for Lease

711 South 16th St, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

Listing No:	2160
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	20,000 Sqft.
Lot Size (Acres):	6.50 Acre(s)
Total Sqft Available:	20,000 Sqft.
Lease Rate:	\$3.50 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	711
Street:	South 16th
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	20,000 Sqft.
Total Sqft Available:	20,000 Sqft.
Direct Lease:	20,000 Sqft.
Office:	2,000 Sqft.
Warehouse:	18,000 Sqft.
Min Divisible Sqft:	20,000 Sqft.
Max Contiguous Sqft:	20,000 Sqft.

### Facility Information

Truck Dock:	2
Truck Dock Size:	8'x10'
Drive-In Doors:	7
Drive-In Door Size:	(1) 13'x15', (4) 12'x12', (2) 10.8"x11.6'
Heating:	Yes
Cooling:	Office
Insulated:	Yes

Lighting:	LED
Skylights:	Yes
Men's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	08-29.0-101-006
Zoning:	B-2
Zoning By:	St. Clair County
Prior Use:	Distribution/Assembly
Property Tax:	\$9,958.78
Tax Year:	2022

## Structural Data

Year Built:	1980
Rehab Year:	2008
Clearance Min:	14 ft
Clearance Max:	19 ft
Style:	Metal
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Concrete
Floor Thickness:	6"
Floor Drains:	Yes

## Land Measurements

Acres:	6.50 Acre(s)
Frontage:	950 ft
Depth:	350 ft

## Utility Information

Water Provider:	City of Belleville
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
AMPS:	200
Phase:	3
Low Volts:	120
High Volts:	240
Telecom Provider:	Charter

## Transportation

Interstate:	I-255; IL Route 15
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