

16,800 SF Warehouse/Office > Sale or Lease

9241 Beller Dr., Mascoutah, IL 62258



BARBERMURPHY

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Property Summary

16,800 SF Office/Warehouse for Sale or Lease
Lease Space Divisible by 8,400 SF
(5) 12'x14' Drive-In Doors
Located Directly off I-64, Exit 23
700 Yards from MidAmerica St. Louis Airport
Adjacent Land Available

SALE PRICE: \$700,000

LEASE RATE: \$4,900 - \$9,800/Month, Modified Gross

IMAGES



AERIAL VIEW



Listing No: 2276

Industrial Warehouse

9241 Beller Drive
Mascoutah, IL 62258

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$700,000
 Sale Price/SF: \$41.66
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$4,900-\$9,800/Month
 Lease Type: Modified Gross
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

16,800 SF-Divisible by 8,400 SF. LandLord pays water and sewer. Tenant pays power + trash.

Total SF Available: 16,800 SF

Min Divisible SF: 8,400 SF

SQUARE FOOT INFO:

Building Total: 16,800 SF
 Total Available: 16,800 SF
 Direct Lease: 16,800 SF
 Sublease: 0 SF
 Office: 2,640 SF
 Warehouse: 14,168 SF
 Min Divisible: 8,400 SF
 Max Contiguous: 16,800 SF

LAND MEASUREMENTS:

Acres: 1.25
 Frontage: 160 FT
 Depth: 370 FT

PROPERTY INFORMATION:

Parcel No:	10-06.0-303-005	TIF:	No	Property Tax:
County:	St. Clair	Enterprise Zone:	No	Tax Year:
Zoning:	General Commerical	Foreign Trade Zone:	No	
Zoning By:	City of Mascoutah	Survey:	Yes	
Industrial Park:	Warehouse/Office	Environmental:	Yes	
Prior Use:		Archaeological:	No	

STRUCTURAL DATA:

Year Built:	2019	Clearance Min:	14'	Style:	Wood Frame
Rehab Year:		Clearance Max:	16'	Roof:	Metal
		Bay Spacing:		Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	None



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UTILITY INFORMATION

Water Provider:	Mascoutah	Service:		Location:	On Site
Sewer Provider:	Mascoutah	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:	On Site	Location:	On Site
AMPS:	400 KVA	Phase:	Single		
Low Volts:	120	High Volts:	240		
Telecom Provider:	Charter/Spectrum	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A	Parking:	27
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Concrete
Drive-In Doors:	5	Size:	12' x 14'	Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	None				Adjacent Land available
Heating:	Office	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	No		
Insulated:	No	Shower:	No		
Sprinklers:	None	Ventilation:	No		
Lighting:	LED	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	I-64/70
Rail:	
Barge:	
Airport:	MidAmerica St. Louis Airport

Comments

New Construction. Office/Warehouse Buildings for Sale or Lease. Located off IL Route 4 Directly off I-64, Exit 23.

Listing Broker(s)

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