

# Belle Valley Industrial Park Warehouse Space for Lease



- 15,000 SF Warehouse Space
- (3) 14' Drive-In Doors; (3) 10' Dock Doors
- 20' Clear Height
- Sprinkler System
- Situated in close proximity to Route 15

Lease Rate: \$4.50/SF, NNN (\$3.00 NNN Fee's)

**BARBERMURPHY**

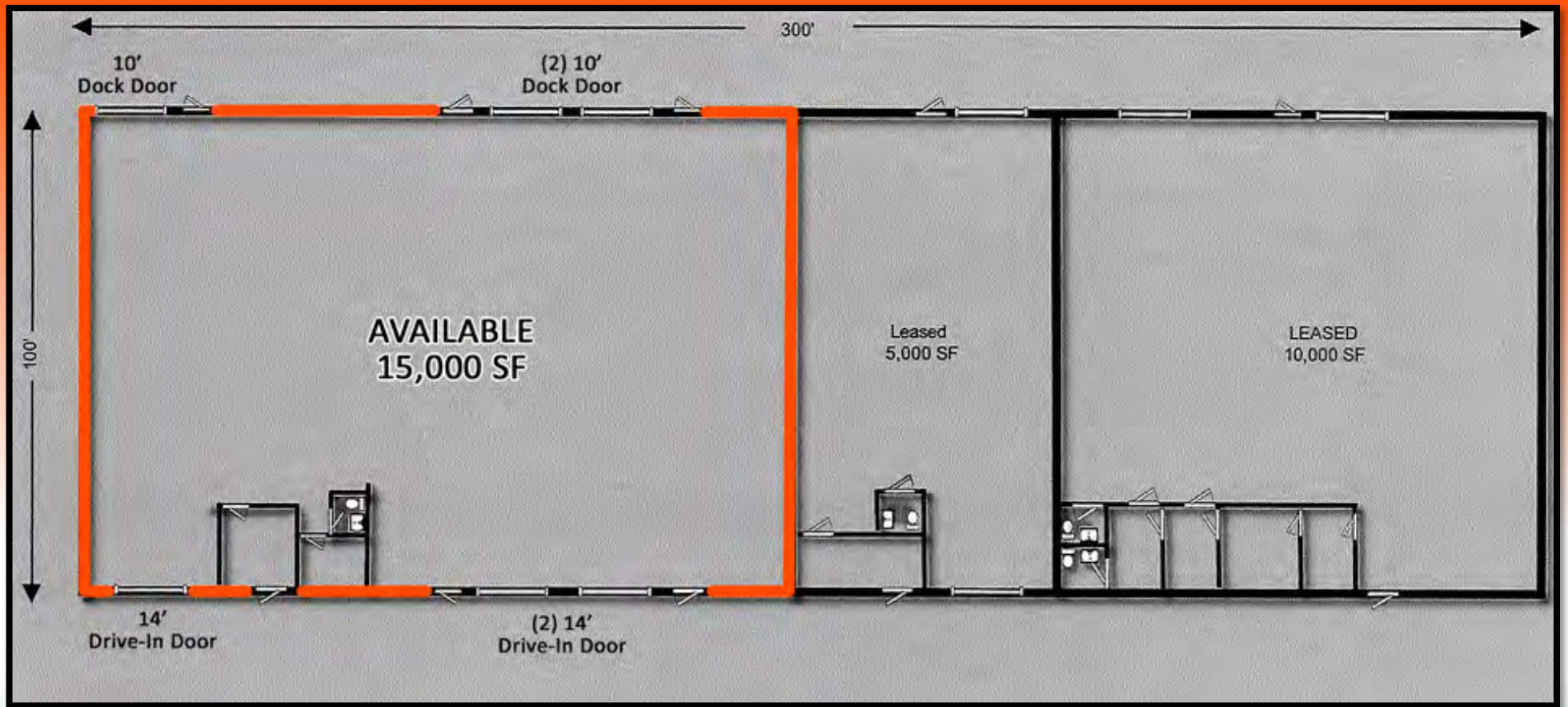
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Matt Barriger  
C: 618.973.5507  
[MattB@barbermurphy.com](mailto:MattB@barbermurphy.com)





**BARBERMURPHY**



Listing No: 1778

Industrial

34 Empire Drive  
Belleville, IL 62220

### SALE INFORMATION:

For Sale: No  
Sale Price:  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:

### LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$4.50  
Lease Type: NNN  
Net Charges: \$3.00  
CAM Charges:  
Lease Term:

### Leasing Comments:

15,000 SF Industrial Warehouse Space available for Lease.

Total SF Available: 15,000 SF

Min Divisible SF: 15,000 SF

### SQUARE FOOT INFO:

Building Total: 30,000 SF  
Total Available: 15,000 SF  
Direct Lease: 15,000 SF  
Sublease: 0 SF  
Office: 0 SF  
Warehouse: 15,000 SF  
Min Divisible: 15,000 SF  
Max Contiguous: 15,000 SF

### LAND MEASUREMENTS:

Acres: 3.44  
Frontage: 330 FT  
Depth: 454 FT

### PROPERTY INFORMATION:

Parcel No: 08-26.0-407-003  
County: St. Clair  
Zoning: Lt. Industrial  
Zoning By: City of Belleville  
Industrial Park: Belle Valley Industrial Park  
Prior Use:

TIF: Yes  
Enterprise Zone: Yes  
Foreign Trade Zone: No  
Survey: No  
Environmental: No  
Archaeological: No  
Property Tax:  
Tax Year:

### STRUCTURAL DATA:

Year Built:	1992	Clearance Min:	20'	Style:	Metal
Rehab Year:		Clearance Max:	20'	Roof:	Metal
		Bay Spacing:		Exterior:	Metal
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	
				Floor Drains:	No



34 Empire Drive  
 Belleville, IL 62220

**UTILITY INFORMATION**

<b>Water Provider:</b>	IL American	<b>Service:</b>		<b>Location:</b>	Site
<b>Sewer Provider:</b>	City of Belleville	<b>Service:</b>		<b>Location:</b>	Site
<b>Gas Provider:</b>	Ameren Illinois	<b>Service:</b>		<b>Location:</b>	Site
<b>Electric Provider:</b>	Ameren Illinois	<b>Service:</b>		<b>Location:</b>	Site
<b>AMPS:</b>		<b>Phase:</b>	Single		
<b>Low Volts:</b>		<b>High Volts:</b>			
<b>Telecom Provider:</b>	AT&T	<b>Service:</b>		<b>Location:</b>	Site

**FACILITY INFORMATION**

<b>Truck Dock:</b>	3	<b>Size:</b>	10'	<b>Parking:</b>	10
<b>Dock Levelers:</b>	Yes	<b>Capacity:</b>		<b>Surface Type:</b>	
<b>Drive-In Doors:</b>	3	<b>Size:</b>	14'	<b>Yard:</b>	
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>					
<b>Heating:</b>	Yes	<b>Men's Restroom:</b>	Yes	<b>TRANSPORTATION</b>	
<b>Cooling:</b>	Office	<b>Women's Restroom:</b>	Yes	<b>Interstate:</b>	Route 15 2 miles
<b>Insulated:</b>	No	<b>Shower:</b>	No	<b>Rail:</b>	No
<b>Sprinklers:</b>	Wet	<b>Ventilation:</b>	No	<b>Barge:</b>	No
<b>Lighting:</b>	Yes	<b>Compressed Air:</b>	No	<b>Airport:</b>	
<b>Skylights:</b>	No				

**Comments**

Industrial Warehouse Space available with 3-14' drive-in doors and 3-10' dock doors. 3 Restrooms and AC office. Located in Belle Valley Industrial Park, with close proximity to Route 15. 20' clearance and sprinkler system.

**Listing Broker(s)**

Matt Barriger  
 Office: (618) 277-4400  
 mattb@barbermurphy.com  
 Cell: (618) 973-5507