4,840 SF Light Industrial Building for Sale/Lease

11 North 48th St., Belleville, IL 62226





Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

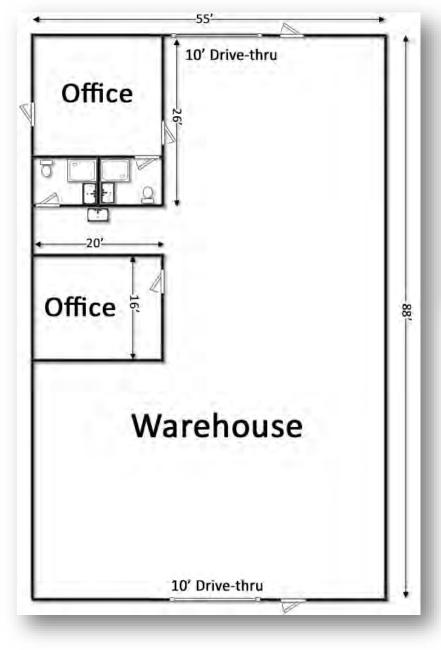
Property Summary

- Hard to find Light Industrial Building
- Drive-thru Overhead Doors
- Clear Span
- 14' Clearance to the eave
- LED Lighting & Heated Warehouse

SALE PRICE: \$235,000 LEASE RATE: \$3,500/Month, Modified Gross



FLOOR PLAN & AREA MAP





4,840 SF Office/Warehouse 2 Private Offices Men's/Women's Restroom 4,320 SF Warehouse Space (2) 10' Drive-thru Doors Located 1 Block off West Main St.



BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd. Shiloh, Illinois 62269 618.277.4400 barbermurphy.com

Listing No: 2317 Industrial Automotive		Total SF Available: Min Divisible SF:	
		SQUARE FOOT INFO:	
11 North 48th Street Belleville, IL 62226		Building Total: Total Available: Direct Lease:	
SALE INFORMATI	ON:	Sublease:	
For Sale:	Yes	Office:	
Sale Price:	\$235,000	Warehouse:	
Sale Price/SF:	\$48.55	Min Divisible:	
CAP Rate:		Max Contiguous:	
GRM:			
NOI:		LAND MEASUREMENT	
		Acres:	
LEASE INFORMATION:		Frontage:	

For Lease:	Yes
Lease Rate:	\$3,500.00
Lease Type:	Modified Gross
Net Charges:	
CAM Charges:	
Lease Term:	

Leasing Comments:

Total SF Available: Min Divisible SF:	4,840 SF 4,840 SF
SQUARE FOOT INFO:	
Building Total:	4,840 SF
Total Available:	4,840 SF
Direct Lease:	4,840 SF
Sublease:	0 SF
Office:	520 SF
Warehouse:	4,320 SF
Min Divisible:	4,840 SF
Max Contiguous:	4,840 SF

LAND MEASUREMENTS:		
Acres:	0.37	
Frontage:	150 FT	
Depth:	115 FT	



Floor Drains:

No

PROPERTY INFORMATION:					
Parcel No:	08-07.0-410-023	TIF:	Yes	Property Tax:	\$4,683.00
County:	St. Clair	Enterprise Zone:	Yes	Tax Year:	2020
Zoning:	C-2 Heavy Commercial	Foreign Trade Zone:	No		
Zoning By:	City of Belleville	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Automotive	Archaeological:	No		

STRUCTURAL DATA:					
Year Built:	2005	Clearance Min:	14	Style:	Metal & Frame
Rehab Year:		Clearance Max:	14	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	8"

Cell: (618) 973-5507

11 North 48th Street Belleville, IL 62226

UTILITY INFORM	ATION		
Water Provider:	Illinois American Water	Service:	Location: On Site
Sewer Provider:	Belleville	Service:	Location: On Site
Gas Provider:	Ameren	Service:	Location: On Site
Electric Provider:	Ameren	Service:	Location: On Site
AMPS:	200 KVA	Phase: Single	
Low Volts:		High Volts:	
elecom Provider:	Charter Communications	Service:	Location:
FACILITY INFOR	MATION		
Truck Dock:	Size:		Parking: 20
Dock Levelers:	Capacity:		Surface Type: Asphalt/Concrete
Drive-In Doors:	2 Size: 10		Yard:
Box Van Doors	No		Extra Land:
Overhead Cranes:	No Size: N/A		Additional Facility Information:
Elevators:	No		·
leating:	Gas Heat	Men's Restroom:	Yes TRANSPORTATION
Cooling:	AC - Offices	Women's Restroom:	Yes Interstate:
nsulated:	Yes	Shower:	No Rail:
Daniaklana.	No	Ventilation	Barge:
Sprinklers:	No	Ventilation:	No Airport:
_ighting:	LED	Compressed Air:	NO -
Skylights:	No		Listing Broker(s)
Comments			Matt Barriger
Comments			Office: (618) 277-4400 mattb@barbermurphy.com

Over 4,800 SF of clear span space light industrial space, with drive-thru 10' overhead doors. 2 offices, 2 restrooms and loft storage. 14' clearance to the eave. Heated warehouse and AC office.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other condit including withdrawal without notice. It is your responsibility to independently confirm accuracy.