# 0.94 Acres > Build to Suit

# 1150 South Illinois, Belleville, 62220



### **CONTACT BROKER FOR PRICING**



COMMERCIAL REAL ESTATE SOLUTIONS John

COMMERCIAL REALESTATE SOLUTIONSJohn L. Eichenlaub1173 Fortune Blvd. Shiloh, IL 62269C: 618.570.8344618.277.4400barbermurphy.comJohnE@barbermurphy.com

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



BARBERMURPHY

# BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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

Listing No:	2443	Total Acres Ava
Land		Min Divisible Ac
		LAND MEASUR
Office/Warehouse		Acres:
		Frontage:
		Depth:
1150 South Illinois Belleville, IL, IL 62220		Subdivide Site:

## SALE INFORMATION:

For Sale:	No
Sale Price:	
Sale Price/Acre:	
Sale Price/SF:	

LEASE INFORMATION:	
For Lease:	Yes
Lease Rate:	
Lease Term:	

#### **Comments**

Build to Suit opportunity. .94 acres, excellent access to Rt. 15 and I-255.. Great opportunity for office warehouse, contractor yard, HVAC/Sheetmetal business, retail or office type user. Owner will do a build to suit for a qualified tenant.

Fotal Acres Available:	0.94
Vin Divisible Acres:	0.94

LAND MEASUREMENTS:	
Acres:	0.94
Frontage:	353 FT
Depth:	Varies FT
Subdivide Site:	No

TRANSPORTATION :	
Interstate:	
Rail:	

Barge: Airport:



PROPERTY	INFORMATION:				
Parcel No:	08-27.0-314-013	TIF:	Yes	Property Tax:	\$751.00
County:	Saint Clair	Enterprise Zone:	No	Tax Year:	2020
Zoning:	C-2	Survey:	No		
Zoning By:	Belleville	Environmental:	No	Traffic Count:	16,200
Complex:		Archaeological:	No	Topography:	Level
UTILITY INFO		rican Service:	Location:	Adjoining P	ropertv
Sewer Provider	• • • • • • • • • • • • • • • • • • • •		Location:	Adjoining Property	
Gas Provider:	Amere	n IL Service:	Location:	At Road	
Electric Provide	er: Amere	n IL Service:	Location:	Adjoining Property	
Telecom Provider:		Service:	Location:		

#### Listing Broker(s)

John L. Eichenlaub Office: (618) 277-4400 johne@barbermurphy.com Cell: (618) 570-8344

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 conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

I-255