

8,000 SF Office/Warehouse for Lease

2425 Amann Dr., Belleville, IL 62221



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com

James Leopold - CCIM
C: 618.581.1702
JamesL@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.



PROPERTY SUMMARY

8,000 SF Office / Warehouse Building for Lease

3,370 SF of High-End Office Finishes; 4,630 SF of Warehouse Space

(1) 8'x8' Dock Door and (2) 12'x14' Drive-In Doors

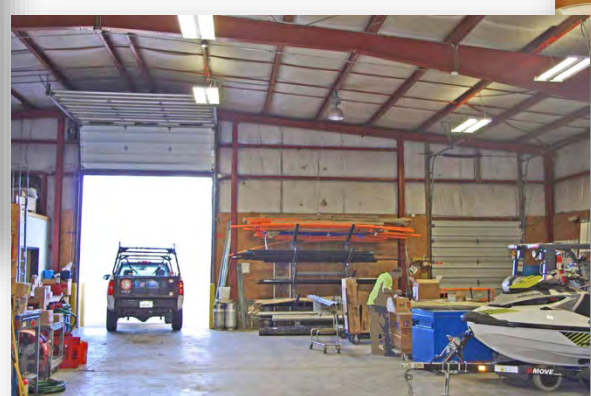
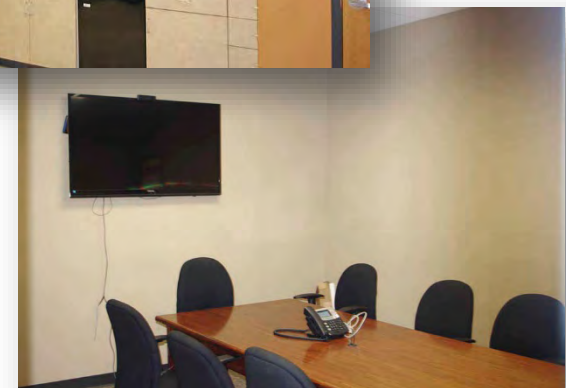
Drive through capabilities

Building is located in the Belle-Valley Industrial Park

LEASE RATE: \$7.00 per SF, NNN



Warehouse 4,630 SF



Listing No: 1839.1

**Industrial
Office/Warehouse**

2425 Amann Drive
Belleville, IL 62221

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$7.00
 Lease Type: NNN
 Net Charges: \$2.00
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: 8,000 SF
Min Divisible SF: 8,000 SF

SQUARE FOOT INFO:

Building Total: 8,000 SF
 Total Available: 8,000 SF
 Direct Lease: 8,000 SF
 Sublease: 0 SF
 Office: 3,370 SF
 Warehouse: 4,630 SF
 Min Divisible: 8,000 SF
 Max Contiguous: 8,000 SF

LAND MEASUREMENTS:

Acres: 1.25
 Frontage: 519 FT
 Depth: 450 FT

PROPERTY INFORMATION:

Parcel No: 08360100012	TIF: Yes	Property Tax: \$11,389.14
County: St. Clair	Enterprise Zone: No	Tax Year: 2020
Zoning: Industrial	Foreign Trade Zone: No	
Zoning By: City of Belleville	Survey: No	
Industrial Park:	Environmental: No	
Prior Use: Fire protection	Archaeological: No	

STRUCTURAL DATA:

Year Built: 1993	Clearance Min: 14'	Style: Metal
Rehab Year: 2005	Clearance Max: 18'	Roof: Metal
	Bay Spacing: N/A	Exterior: Metal
		Floors: 1
		Floor Type: Reinforced Concrete
		Floor Thickness: 6"
		Floor Drains: No



2425 Amann Drive
Belleville, IL 62221**UTILITY INFORMATION**

Water Provider:	IL American	Service:		Location:	At Building
Sewer Provider:	City of Belleville	Service:		Location:	At Building
Gas Provider:	Ameren Illinois	Service:		Location:	At Building
Electric Provider:	Ameren Illinois	Service:		Location:	At Building
AMPS:	200 KVA	Phase:	Single		
Low Volts:	120	High Volts:	240		
Telecom Provider:	AT&T	Service:		Location:	At Building

FACILITY INFORMATION

Truck Dock:	1	Size:	8' x 8'	Parking:	10
Dock Levelers:	Yes	Capacity:		Surface Type:	Concrete
Drive-In Doors:	2	Size:	12' x 14'	Yard:	1 Acre
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Yes	Ventilation:	Yes		
Lighting:	Fluorescent	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	I-255 / I-64
Rail:	No
Barge:	No
Airport:	MidAmerica

Listing Broker(s)

Steve Zuber SIOR, CCIM
Office: (618) 277-4400
steve@barbermurphy.com
Cell: (314) 409-7283

James Leopold CCIM
Office: (618) 277-4400
jamesl@barbermurphy.com
Cell: +1 6185811702

Comments

8,000 SF Office/Warehouse Building for Lease. Class A Office Build-Out. (1) Dock Door & (2) Drive-In Doors. Drive through capabilities.