

# 4,840 SF Light Industrial Building for Sale/Lease

11 North 48<sup>th</sup> St., Belleville, IL 62226



**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)



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## Property Summary

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- 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.

Listing No: 2317

Industrial  
Automotive

11 North 48th Street  
Belleville, IL 62226

**Total SF Available: 4,840 SF**  
**Min Divisible 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

**PROPERTY INFORMATION:**

**Parcel No:** 08-07.0-410-023  
**County:** St. Clair  
**Zoning:** C-2 Heavy Commercial  
**Zoning By:** City of Belleville  
**Industrial Park:**  
**Prior Use:** Automotive

**TIF:** Yes  
**Enterprise Zone:** Yes  
**Foreign Trade Zone:** No  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No

**Property Tax:** \$4,683.00  
**Tax Year:** 2020

**STRUCTURAL DATA:**

<b>Year Built:</b> 2005	<b>Clearance Min:</b> 14	<b>Style:</b> Metal & Frame
<b>Rehab Year:</b>	<b>Clearance Max:</b> 14	<b>Roof:</b> Metal
	<b>Bay Spacing:</b> Clear Span	<b>Exterior:</b> Metal
		<b>Floors:</b> 1
		<b>Floor Type:</b> Concrete
		<b>Floor Thickness:</b> 8"
		<b>Floor Drains:</b> No



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$235,000  
**Sale Price/SF:** \$48.55  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

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

**Leasing Comments:**

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**UTILITY INFORMATION**

<b>Water Provider:</b>	Illinois American Water	<b>Service:</b>		<b>Location:</b>	On Site
<b>Sewer Provider:</b>	Belleville	<b>Service:</b>		<b>Location:</b>	On Site
<b>Gas Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	On Site
<b>Electric Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	200 KVA	<b>Phase:</b>	Single		
<b>Low Volts:</b>		<b>High Volts:</b>			
<b>Telecom Provider:</b>	Charter Communications	<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>		<b>Size:</b>		<b>Parking:</b>	20
<b>Dock Levelers:</b>		<b>Capacity:</b>		<b>Surface Type:</b>	Asphalt/Concrete
<b>Drive-In Doors:</b>	2	<b>Size:</b>	10	<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>	No				
<b>Heating:</b>	Gas Heat	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	AC - Offices	<b>Women's Restroom:</b>	Yes		
<b>Insulated:</b>	Yes	<b>Shower:</b>	No		
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	No		
<b>Lighting:</b>	LED	<b>Compressed Air:</b>	No		
<b>Skylights:</b>	No				

**TRANSPORTATION**

**Interstate:**  
**Rail:**  
**Barge:**  
**Airport:**

**Listing Broker(s)**

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

**Comments**

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.