22.5 ACRE RE-DEVELOPMENT SITE

Belle-Clair Fairgrounds

200 South Belt East, Belleville, IL 62220
PROPERTY SUMMARY

- 58,919 SF Clear Span Steel Building
- 22.5 Acre Asphalt/Gravel Parking lot
- 8’ Perimeter Fence
- Five out buildings totaling 7,944 SF
- 66,146 SF open air storage sheds
- All furniture, fixtures & equipment included
  - Inventory list available upon request

SALE PRICE: $2,400,000
IMAGES – Main Hall

58,919 SF CLEAR SPAN STEEL BUILDING
58,919 SF CLEAR SPAN STEEL BUILDING

IMAGES – Main Hall

Bar

Floor Plan

Storage

Kitchen

Trophy Room
66,146 SF OPEN AIR STORAGE SHED
3 ACRE RACE TRACK WITH 12,000 SF GRAND STANDS
5 BUILDINGS TOTALING 7,944 SF
Listing No: 2513
Industrial
Fairgrounds

BelleClair Fairgrounds
200 S. Belt East
Belleville, IL 62220

SALE INFORMATION:
For Sale: Yes
Sale Price: $2,400,000
Sale Price/SF: $39.50
CAP Rate: 
GRM: 
Noi: 

LEASE INFORMATION:
For Lease: No
Lease Rate: 
Lease Type: 
Net Charges: 
Cam Charges: 
Lease Term: 

Leasing Comments: 

Total SF Available: 66,863 SF
Min Divisible SF: 66,863 SF

SQUARE FOOT INFO:
Building Total: 66,863 SF
Total Available: 66,863 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 2,000 SF
Warehouse: 56,919 SF
Min Divisible: 66,863 SF
Max Contiguous: 58,919 SF

LAND MEASUREMENTS:
Acres: 22.55
Frontage: 790 FT
Depth: IRR FT

PROPERTY INFORMATION:
Parcel No: 08-27.0-315-017
County: Saint Clair/ Madison
Zoning: C-1
Zoning By: City of Belleville
Industrial Park: BelleClair Fairgrounds
Prior Use: Fairgrounds
TIF: Yes
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: $61,061.00
Tax Year: 2021

STRUCTURAL DATA:
Year Built: 1960
Rehab Year: 1980
Clearance Min: 8
Clearance Max: 18
Bay Spacing: Clear Span
Style: Steel
Roof: Rolled Asphalt
Exterior: Steel
Floors: 1
Floor Type: Concrete Reinforced
Floor Thickness: 6"
Floor Drains: Yes
**UTILITY INFORMATION**

<table>
<thead>
<tr>
<th>Service</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Provider:</td>
<td>City of Belleville</td>
</tr>
<tr>
<td>Sewer Provider:</td>
<td>City of Belleville</td>
</tr>
<tr>
<td>Gas Provider:</td>
<td>Ameren</td>
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<tr>
<td>Electric Provider:</td>
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<td>AMPS:</td>
<td>800 KVA</td>
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<td>Low Volts:</td>
<td>240</td>
</tr>
<tr>
<td>Telecom Provider:</td>
<td>Spectrum/AT&amp;T Fiber</td>
</tr>
</tbody>
</table>

**FACILITY INFORMATION**

| Parking: | 500 |
| Surface Type: | Rock-Asphalt |
| Yard: | Fenced |
| Extra Land: |

**Additional Facility Information:**

Sales includes all Furniture, Fixtures and Inventory.

**TRANSPORTATION**

| Interstate: | Illinois Rt 15 & Interstate 255 |
| Rail: | n/a |
| Barge: | n/a |
| Airport: | n/a |

**Listing Broker(s)**

| Tony Smallmon  | Steve Zuber SIOR, CCIM |
| Office: (618) 277-4400 | Office: (618) 277-4400 |
| tonys@barbermurphy.com | steve@barbermurphy.com |
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22.54 Acre Fenced Parking Lot. 58,919 SF Clear Span Steel Building with a 2,100 SF Bar & Grill. 7,944 SF Out Buildings/Garages. 3 Acre Race Track with 12,000 SF Grand Stands. 66,146 SF in Covered Storage. $2,400,000 Sale Price includes the purchase of BelleClair Fairgrounds Inc stock which includes the land, buildings and all Furniture, Fixtures & Equipment. Located in Belleville TIF 3 District.