

# FOR SALE

# 3.2 ACRE LIGHT INDUSTRIAL PROPERTY

-WILL DIVIDE-

311 & 319 Centreville Avenue & 633 Monroe Street, Belleville, IL 62220

TRACT A



TRACT B



## BARBERMURPHY

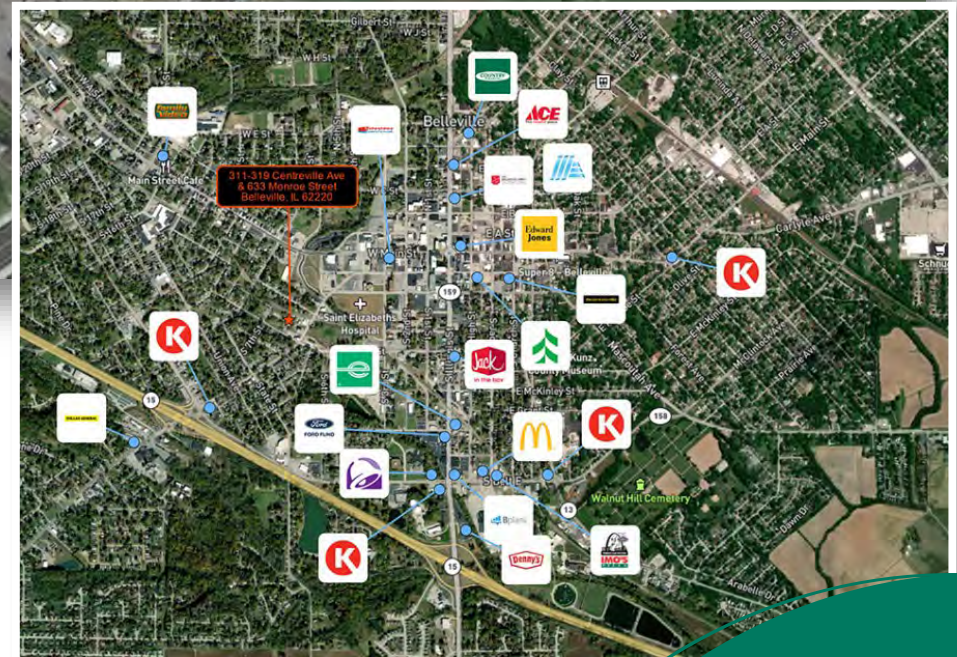
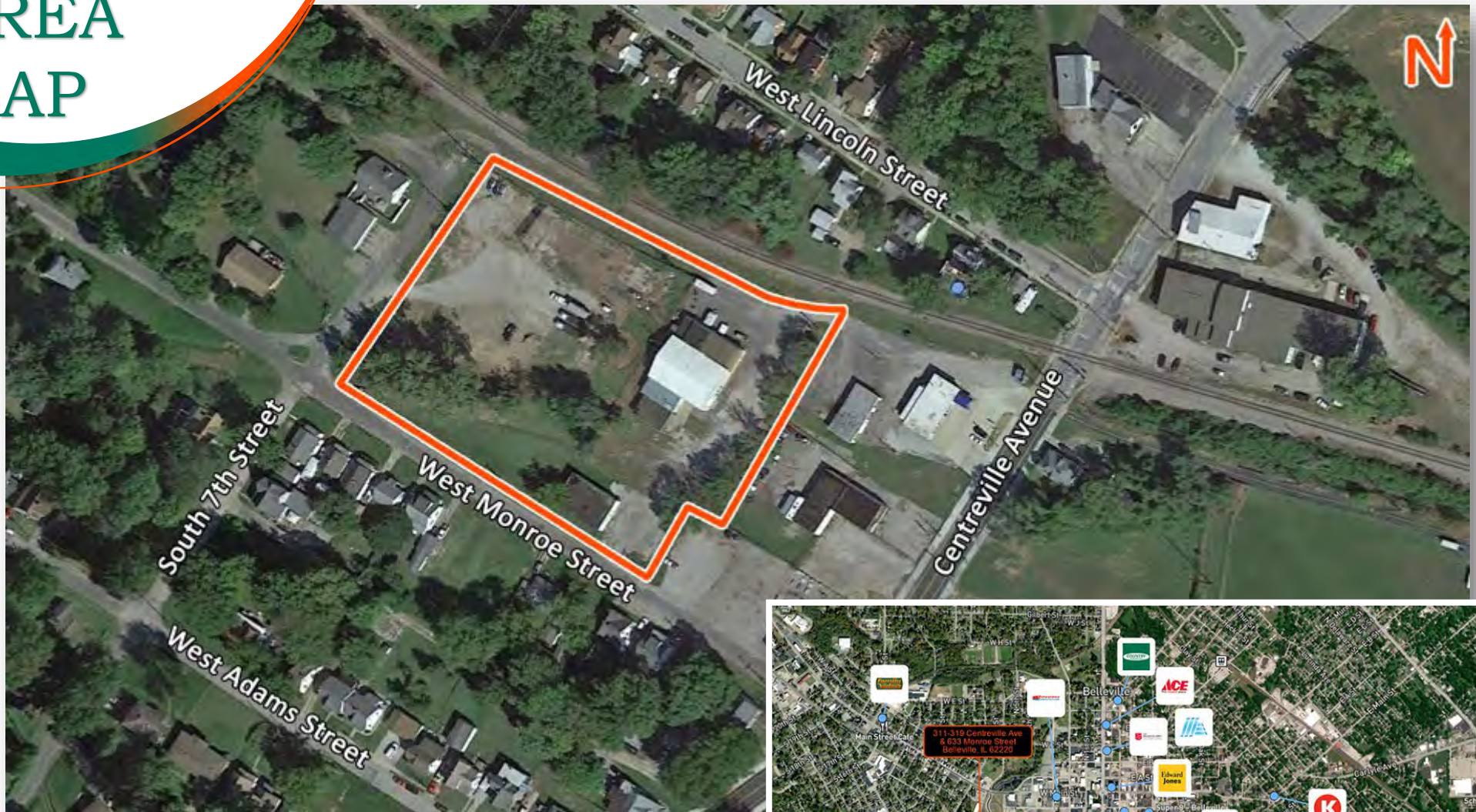
COMMERCIAL REAL ESTATE SOLUTIONS  
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property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

# AREA MAP



## PROPERTY SUMMARY

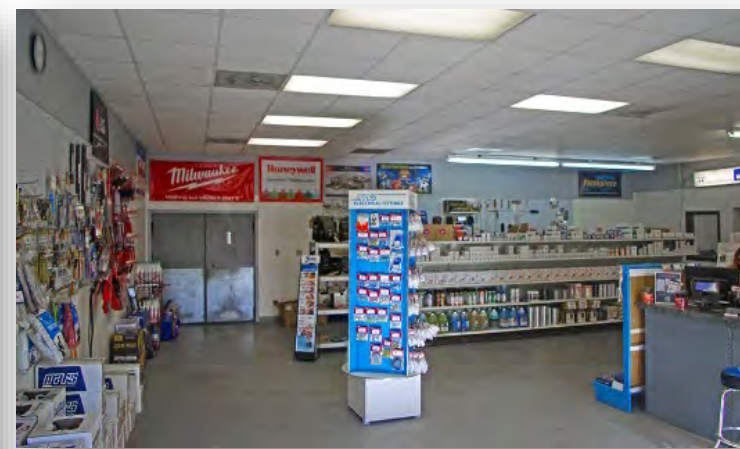
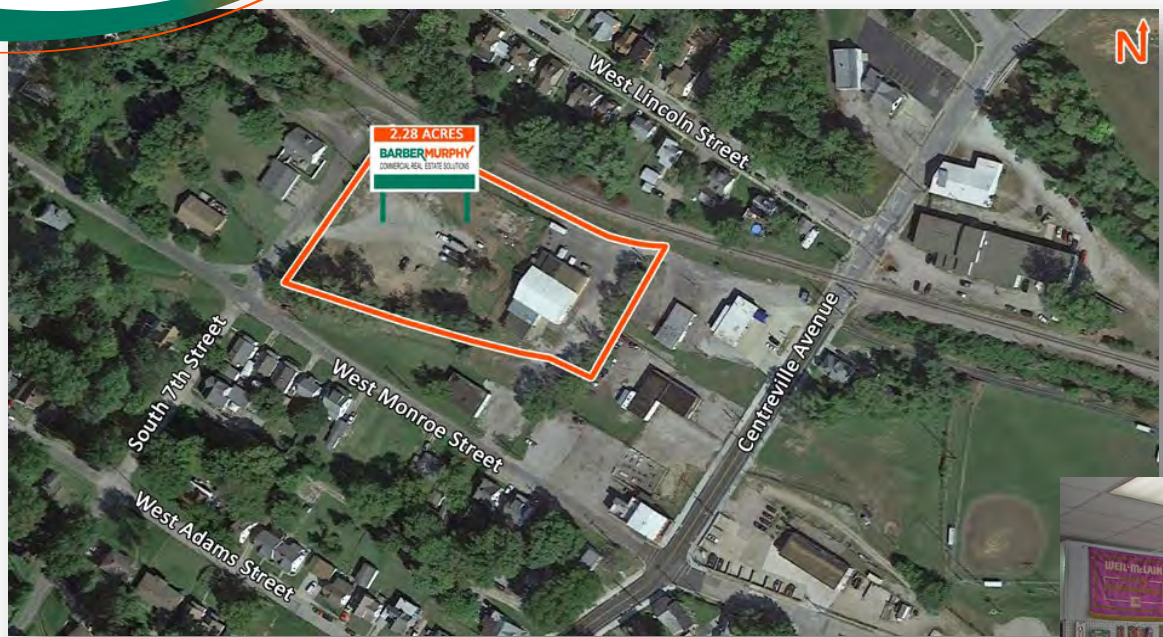
- Two Building Complex for Sale
  - 3.2 Acre Fenced Property
  - Owner/User Investment property potential
  - 9,000+ SF combined industrial warehouse space
- \*Will divide

**SALE PRICE: \$400,000**

**BARBERMURPHY**

# TRACT A

# 7,282 SF WAREHOUSE ON 2.28 ACRES

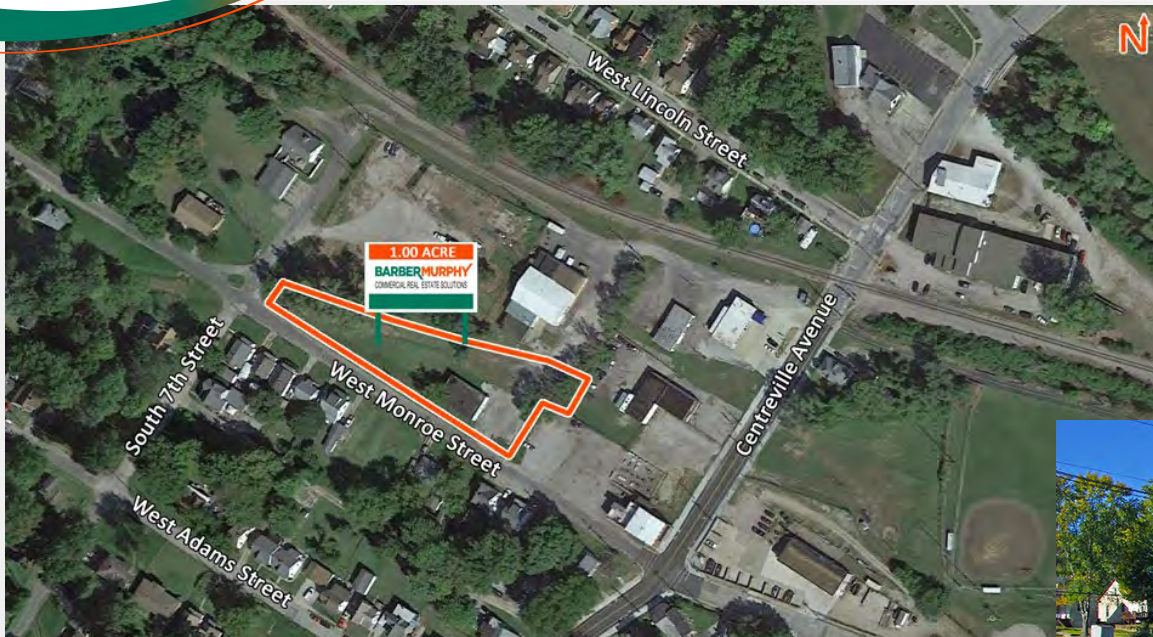


- Two tenant building, currently leased
- Two Overhead drive-in; 14' and 12'
- Heated Warehouse
- Climate controlled office and showroom
- Attached covered storage
- Loading dock

**SALE PRICE: \$321,000**

# TRACT B

# 2,500 SF BLOCK WAREHOUSE ON 1.0 ACRE



- Climate controlled office
- Heated warehouse
- 10' Overhead drive-in
- Floor drains

**SALE PRICE: \$126,500**

**Listing No: 2619**

**Industrial**

**311-319 Centreville Avenue & 633 Monroe Street**  
311-319 Centreville Avenue  
633 Monroe Street  
Belleville, IL 62220

**Total SF Available: 9,682 SF**  
**Min Divisible SF: 2,400 SF**

**SQUARE FOOT INFO:**

**Building Total:** 9,682 SF  
**Total Available:** 9,682 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 1,418 SF  
**Warehouse:** 8,264 SF  
**Min Divisible:** 2,400 SF  
**Max Contiguous:** 7,282 SF

**LAND MEASUREMENTS:**

**Acres:** 3.28  
**Frontage:** 306 FT  
**Depth:** 263 FT

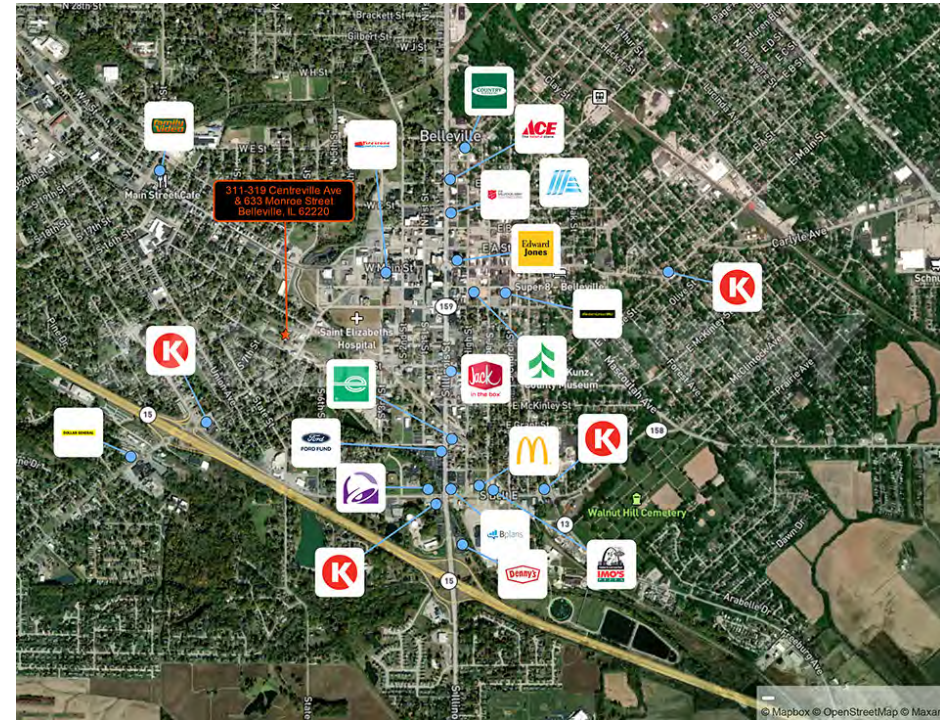
**PROPERTY INFORMATION:**

**Parcel No:** 08-28.0-129-018; 019, 021, 023, & 08-28.0-130-005  
**County:** St. Clair  
**Zoning:** D-1 & A-2  
**Zoning By:** City of Belleville  
**Industrial Park:**  
**Prior Use:** Warehouse

**TIF:** Yes  
**Enterprise Zone:** Yes  
**Foreign Trade Zone:** No  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$13,800.16  
**Tax Year:** 2021

**STRUCTURAL DATA:**

**Year Built:** 1958  
**Rehab Year:**  
**Clearance Min:** 10  
**Clearance Max:** 14  
**Bay Spacing:**  
**Style:**  
**Roof:** Steel & Flat  
**Exterior:** Steel & Block  
**Floors:** 1  
**Floor Type:** Concrete  
**Floor Thickness:**  
**Floor Drains:** Yes



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$400,000  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Type:**  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

311-319 Centreville Avenue  
633 Monroe Street  
Belleville, IL 62220

**UTILITY INFORMATION**

<b>Water Provider:</b>	Illinois American Waterr	<b>Service:</b>		<b>Location:</b>	On Site
<b>Sewer Provider:</b>	City of 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>	150 & 200 KVA	<b>Phase:</b>	Single with 3 Phase Available		
<b>Low Volts:</b>	120	<b>High Volts:</b>	240		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	1	<b>Size:</b>		<b>Parking:</b>	60
<b>Dock Levelers:</b>	No	<b>Capacity:</b>		<b>Surface Type:</b>	Rock and Concrete
<b>Drive-In Doors:</b>	3	<b>Size:</b>	10', 12' & 14'	<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>	Yes	<b>Men's Restroom:</b>	Yes	<b>TRANSPORTATION</b>	
<b>Cooling:</b>	Partial	<b>Women's Restroom:</b>	Yes	<b>Interstate:</b>	
<b>Insulated:</b>	Partial	<b>Shower:</b>	No	<b>Rail:</b>	
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	No	<b>Barge:</b>	
<b>Lighting:</b>		<b>Compressed Air:</b>	No	<b>Airport:</b>	
<b>Skylights:</b>	No				

**Comments**

Owner/User Investment property potential. Over 9,000 SF combined industrial warehouse space, situated on 3.23 Ac. Property located off Centreville Ave and Monroe St. Entire property fenced. Property consists of a 7,282 SF two tenant (currently leased) warehouse, with showroom, private office, restroom; warehouse space with 1-14' & 1-12 overhead drive-in doors, heated, exterior dock with covered storage area. Additional 2,400 SF block warehouse consisting of 1-10' drive-in, office and restroom. Property can be divided per the enclosed tracts.

**Listing Broker(s)**  
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