

WILL DIVIDE

FOR LEASE

9480 Illinois Route 15,
Belleville, IL 62223



19,200 SF OFFICE AND/OR 3,200 SF WAREHOUSE SPACE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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Reception & Waiting Area

The primary entrance to this multipurpose office/warehouse features a spacious foyer, reception desk, and an expansive waiting area.

Notably, this is one of three primary entry points to the facility.





19,200 SF of functional office space

This fully furnished office space features a large bull pen with 25 partitioned office cubicles, two conference rooms and 20 private offices.

The full kitchen is connected to a 1,400 SF breakroom with an attached outdoor patio.



PROPERTY HIGHLIGHTS



(25) Office Cubicals



(20) Private offices



ADA Compliant Restrooms Men's & Women's



LED Lighting



Temperature Controlled



(2) Conference Room



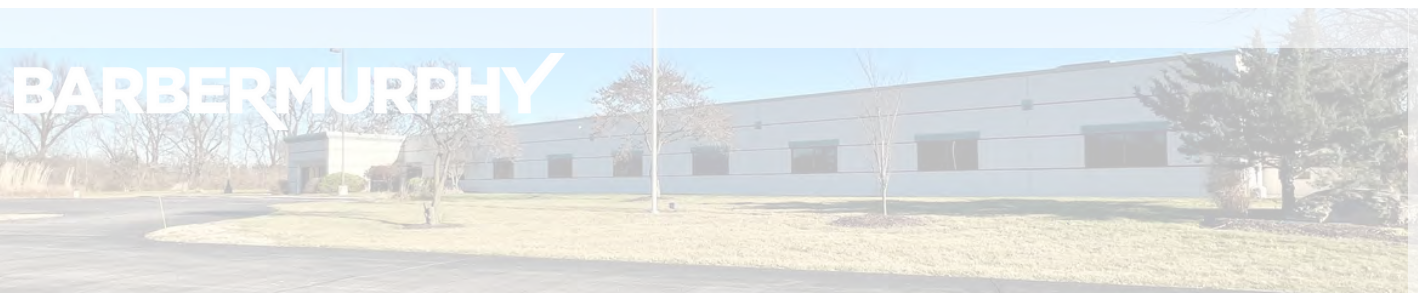
Full Kitchen



1,400 SF Breakroom



20 Private
Offices &
Cubicles



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3,200 SF warehouse features a 10' x 10' office with 12' x 14' grade level door.













This insulated and temperature controlled space ensures a comfortable environment year-round. It includes (1) Grade Level Door 12' x 14' and restroom.

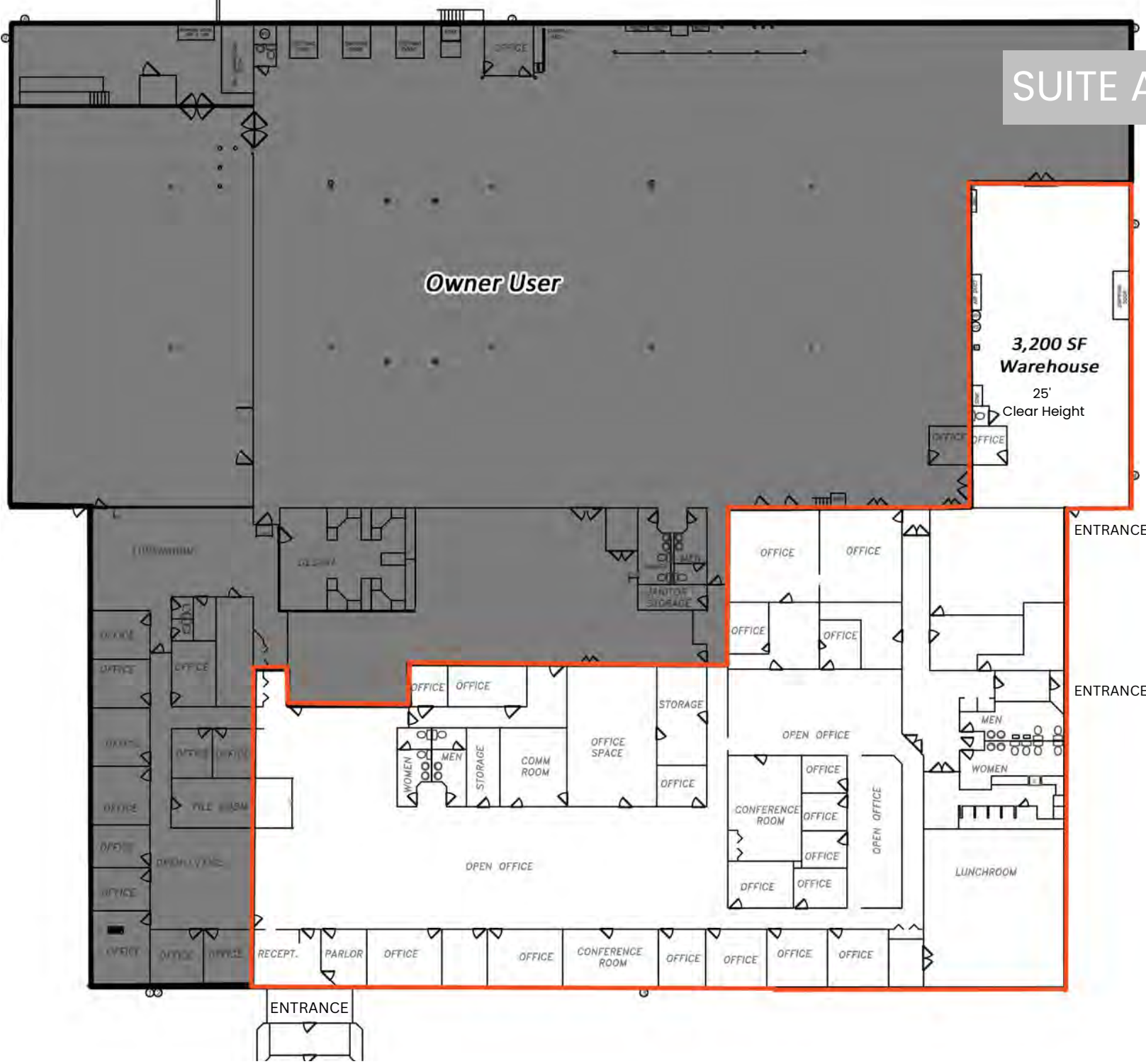


3,200 SF Warehouse Space

10 x 10 Office & 5 x 5 Restroom

-  10' x 10' Warehouse Office
-  5' x 5' Restroom
-  Compressed Air
-  Dock Door Access
-  (1) Grade Doors 12'x14'
-  Sprinklers
-  25' Clear Height
-  800 AMPS
-  3 Phase 480 Volts
-  120 Parking Spaces

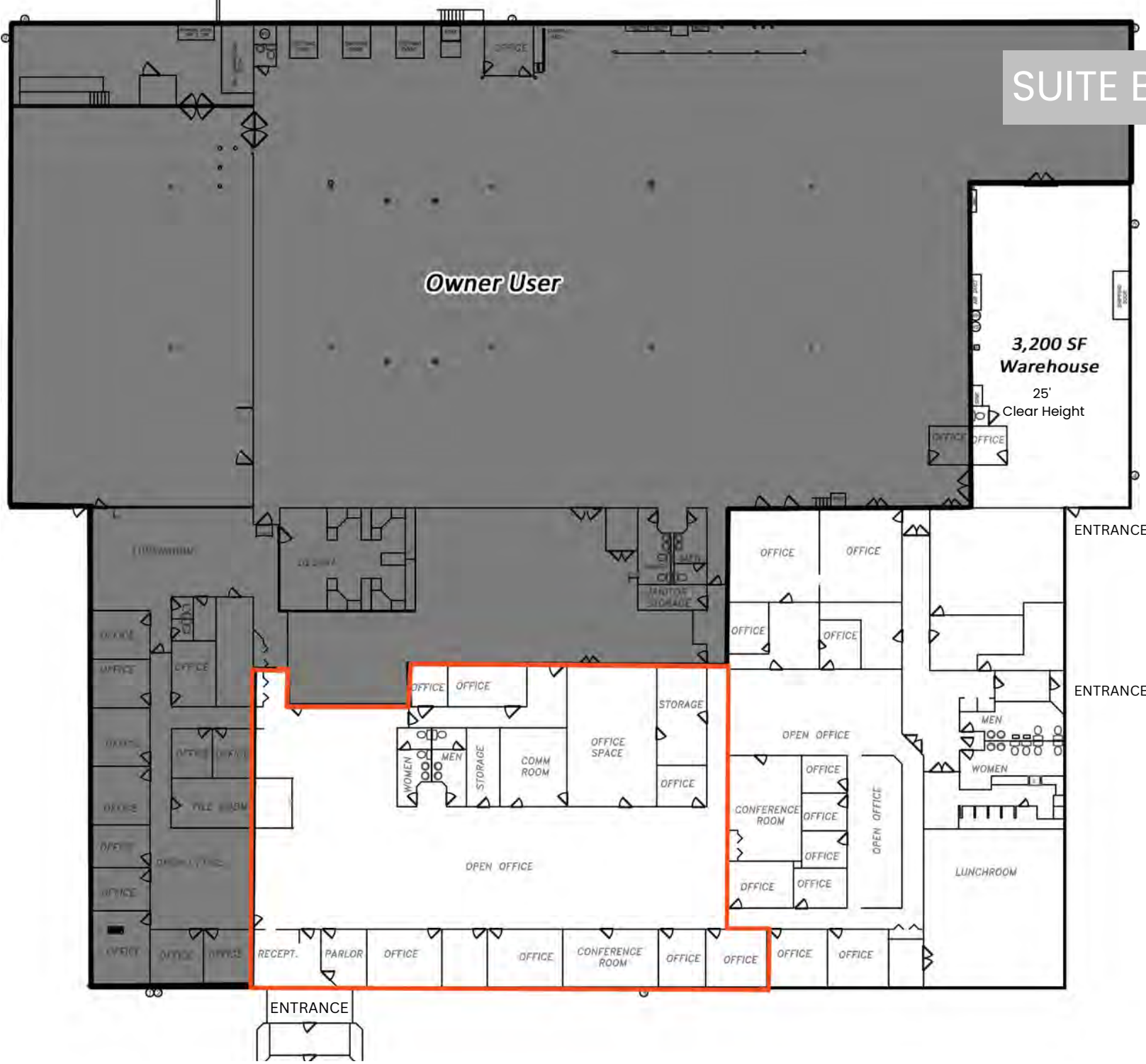
SUITE A: Will Divide



19,200 SF OFFICE 3,200 SF WAREHOUSE

- Reception desk with large waiting area
- Bull pen area with 10 furnished cubicles
- Bull pen area with 4 partitioned cubicles
- (2) Men's and women's restroom
- (2) Conference rooms
- 20 Private offices
- File room
- Storage room
- 3,200 SF Warehouse
 - 10'x 10' Office
 - Restroom
 - 12' x 14' OHD
- Private Entrance
- Full Kitchen with large breakroom

SUITE B: Conceptual Subdivision Options

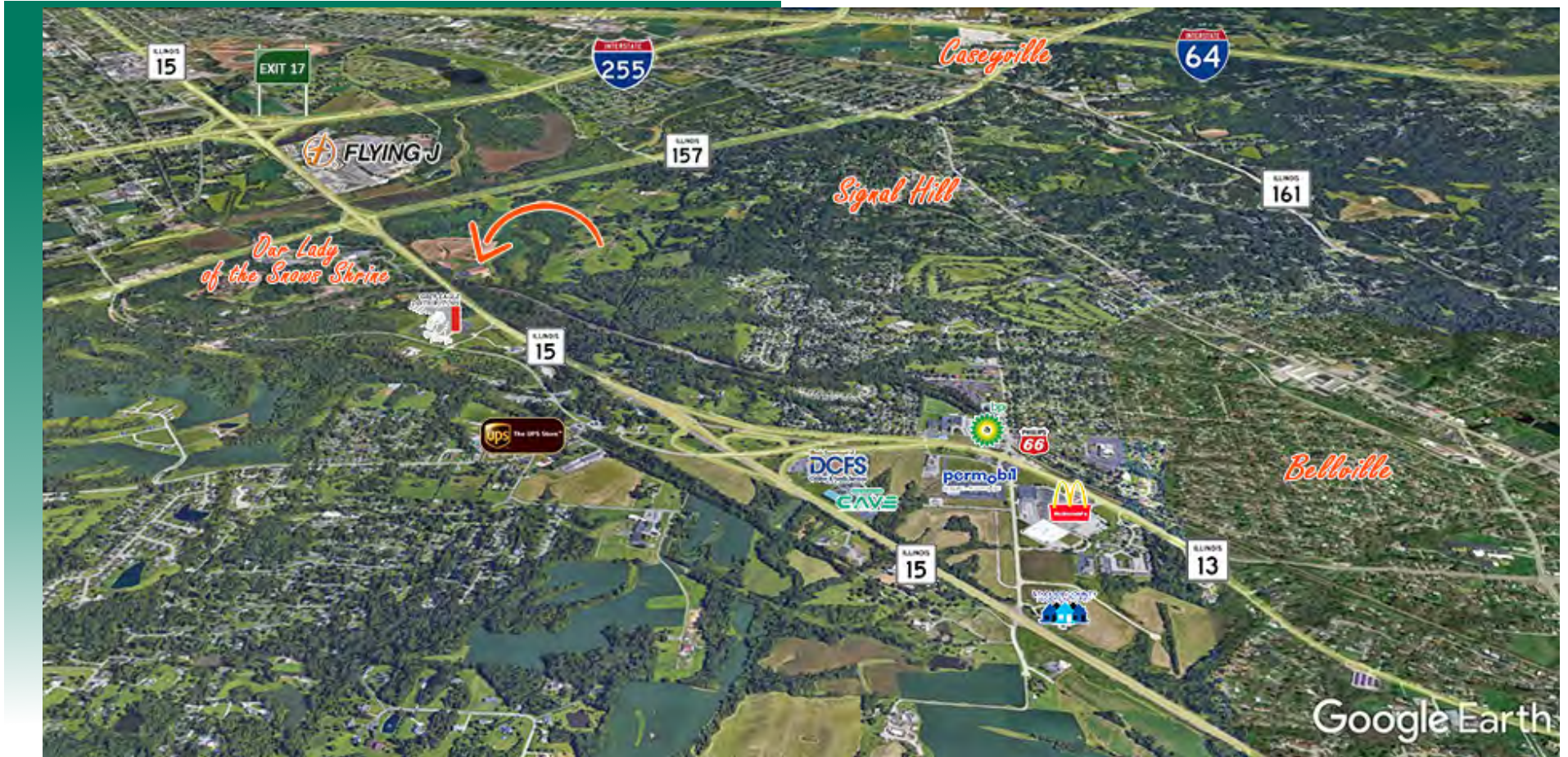


9,350 SF OFFICE

- Reception desk with large waiting area
- Bull pen area with 10 furnished cubicles
- Bull pen area with 4 partitioned cubicles
- Men's and women's restroom
- Conference room
- 8 Private offices
- File room
- Storage room

AREA MAP

9480 ILLINOIS ROUTE 15, BELLEVILLE, IL 62223



LOCATION OVERVIEW

The office and/or warehouse space is strategically situated in Belleville, IL, just off Route 15 & I-255, making it easily accessible for transportation and logistics. Its close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



17: I-255



MidAmerica Airport
9.4 miles



17: I-255



2
Miles to I-255

DEMOGRAPHICS

9480 ILLINOIS ROUTE 15, BELLEVILLE, IL 62223

DEMOGRAPHIC SUMMARY

9480 N De Mazonod Dr, Belleville, Illinois, 62223 2

Ring of 15 miles

KEY FACTS

850,149

Population

38.7

Median Age



375,702

Households

\$50,574

Median Disposable Income

EDUCATION

7.6%

No High School Diploma



26.6%
High School Graduate



29.1%
Some College/
Associate's Degree



36.8%
Bachelor's/Grad/
Prof Degree

INCOME



\$59,054

Median Household Income



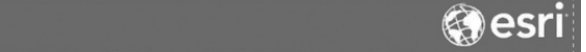
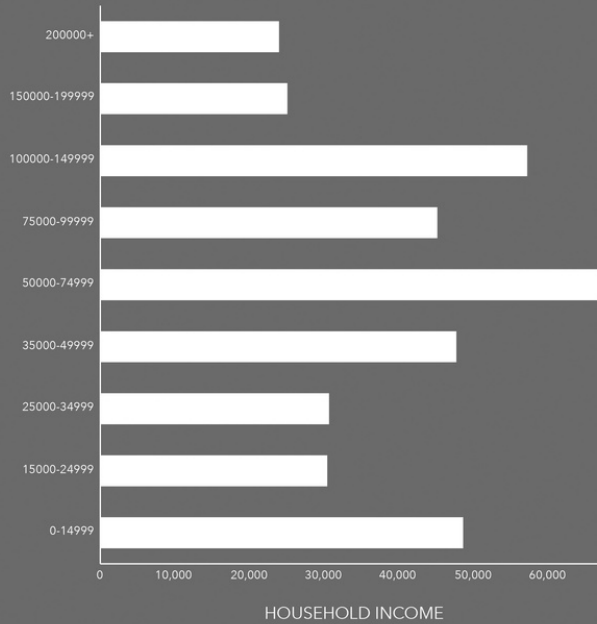
\$38,912

Per Capita Income



\$93,331

Median Net Worth



EMPLOYMENT

67.4%

White Collar

18.7%

Blue Collar

17.7%

Services

4.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

INDUSTRIAL PROPERTY SUMMARY

9480 ILLINOIS ROUTE 15, BELLEVILLE, IL 62223

#2740

SALE INFORMATION:

For Sale: NO
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$9.00/SF
Lease Type: NNN
Net Charges: \$3.00/SF
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 63,588 SF
Total Available: 22,400 SF
Direct Lease: 22,400 SF
Sublease: 0 SF
Office: 19,200 SF
Warehouse: 3,200 SF
Min Divisible: 9,350 SF
Max Divisible: 22,400 SF

LAND MEASUREMENTS:

Acres: 18.45 AC

PROPERTY INFORMATION:

Parcel No: 07-03.0-400-001
County: St. Clair
Zoning: C-2
Industrial Park: NO
Prior Use: Printing Facility
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: YES
Environmental: NO
Archaeological: NO
Property Tax: Property was not
Tax Year: on tax roll with
prior owner

FACILITY INFORMATION:

Heating: Office & Warehouse
Cooling: Office
Insulated: YES
Sprinklers/Type: YES
Security System: YES
Ventilation: NO
Compressed Air: YES
Lighting: LED
Men's Restroom: YES (2)
Women's Restroom: YES (2)
Shower: NO
Breakroom: YES

STRUCTURAL DATA:

Year Built: 1997
Rehab Year: 2023
Clearance Min: 8'
Clearance Max: 25'
Bay Spacing: Clear Span
Style:
Roof Type & Age: Flat
Exterior: Tilt-up (Pre-cast concrete)
Floors: 1
Floor Type: Unenforced Concrete
Floor Thickness: 8"
Floor Drains: No

ACCESS POINTS:

Truck Dock:
Dock Levelers:
Drive-In Doors: 1 (12' x 14')

OVERHEAD CRANES:

Cranes: NO
Size:
Hook Height:

PARKING:

Spaces: 120
Surface Type: Asphalt
Yard: NA
Extra Land: NA

INDUSTRIAL PROPERTY SUMMARY

9480 ILLINOIS ROUTE 15, BELLEVILLE, IL 62223

UTILITY INFORMATION:

Water Provider: City
Size & Location: On Site
Sewer Provider: Septic
Size & Location: On Site
Gas Provider: Ameren IL
Size & Location: On Site
Electric Provider: Ameren IL
Size & Location: On Site
AMPS: 800 AAMPS
Phase: 3
High Volts: 480
Low Volts:
Telecom Provider:
Location:

TRANSPORTATION:

Interstate: I-255 (2 Miles)
Rail: NA
Barge: NA
Airport: STL Airport (20 Miles)

COMMENTS:

Office partitions are included.



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