

1,833 SF OFFICE

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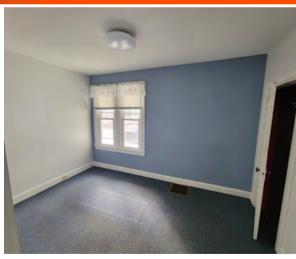
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1,833 SF Office Space







The office space features a conference room with 5 private offices.

It is equipped with heating and cooling systems throughout the office space, ensuring a comfortable environment yearround. It includes a conference room, breakroom and restrooms, as well as kitchenette. This wellappointed space is ideal for efficient and versatile office operations.

PROPERTY **HIGHLIGHTS**





(Kitchenette



Area





(5) Private Offices

Conference Room

AREA MAP 3200 WEST MAIN STREET, BELLEVILLE, IL 62226



LOCATION OVERVIEW

The 1,833 SF Office space is strategically situated in Belleville, IL, just off West Main Street, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.

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PROPERTY SUMMARY

3200 WEST MAIN STREET, BELLEVILLE, IL 62226

LISTING # 2804

SQUARE FOOT INFO

Building SF:	1,833
Office SF:	1,833
Min Divisible:	1,833
Max Contiguous:	1,833

PROPERTY INFO

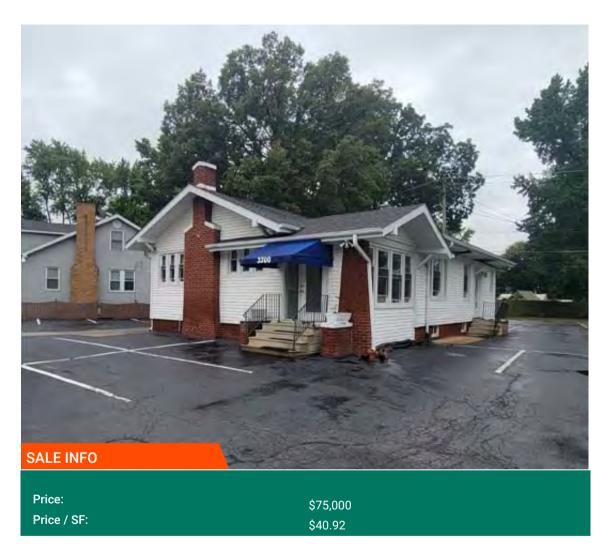
APN:	08-17.0-308-016
County:	IL - St. Clair
Zoning:	C-2 Heavy Commercial
Property Taxes:	\$1,791.66
TIF District:	YES
Prior Use:	Office
Parking:	Asphalt
Traffic Count:	8,250 ADT

STRUCTURAL DATA

Year Built:	1925
Rehab Year:	2015
Floors:	1
Signage:	Yes
Construction Type:	Brick, Wood Frame
Min-Max Clearance:	8' - 10'

LAND MEASUREMENTS

Lot Size:	0.16 Acres
Dimensions:	90' x 100'



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