

# FOR LEASE

819 S. Belt West,  
Belleville, IL, 62220



**(1) OFFICE/RETAIL SUITE REMAINING**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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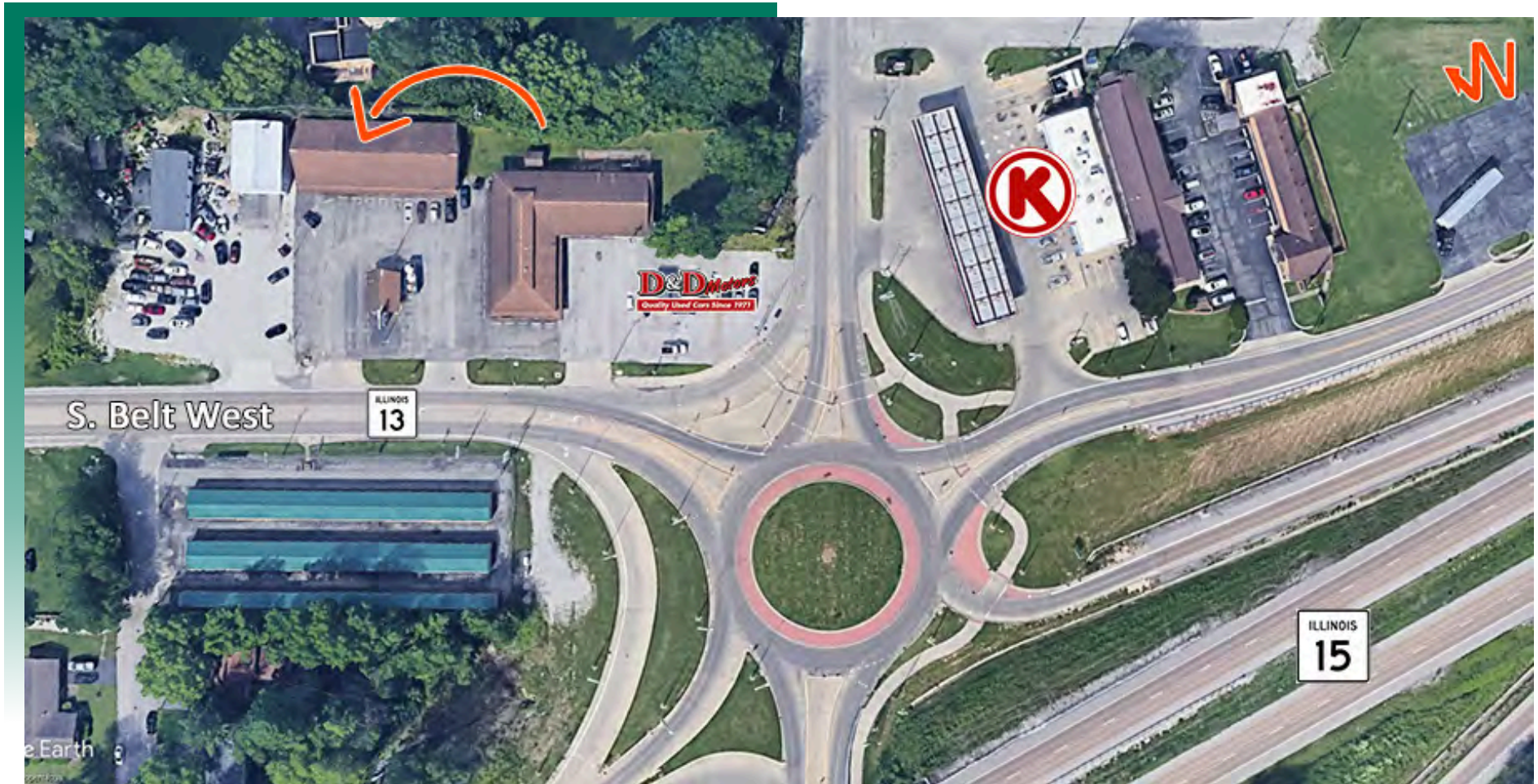
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## AREA MAP

819 S Belt West, Belleville, IL 62220

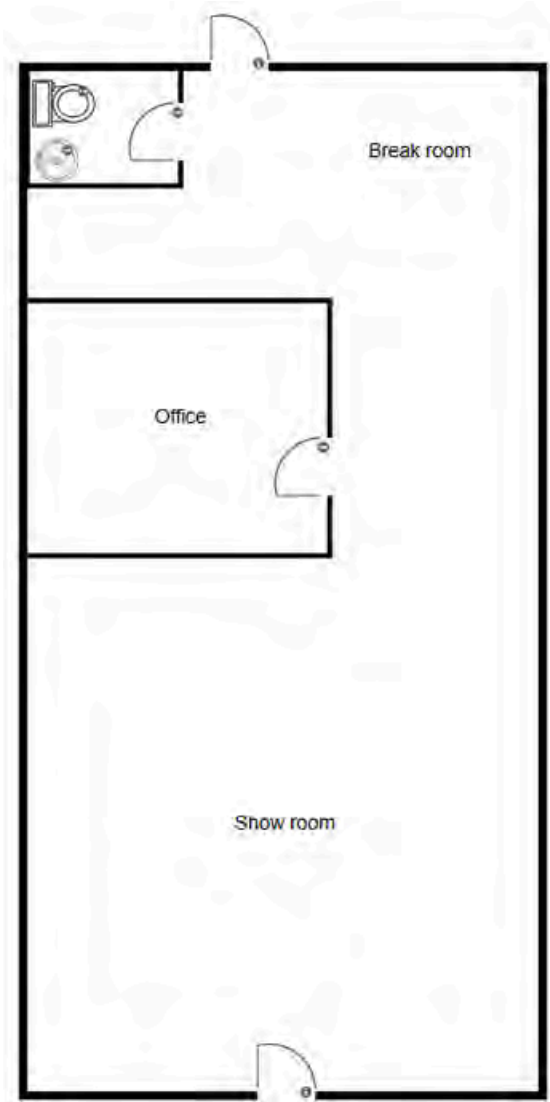


### LOCATION OVERVIEW

Located on IL Route 13 (S. Belt West) off the roundabout to IL Route 15. Building is visible from Route 15 which has an ADT of 20,100.

# SUITE 819 - IMAGES & FLOOR PLAN

819 S Belt West, Belleville, IL



## Suite 819 (800 square feet)

This suite features an open showroom area, a designated break space for employees, and an office located at the rear of the building.



# OFFICE/RETAIL PROPERTY SUMMARY

811-825 S BELT WEST

**LISTING #** 2819

## LOCATION DETAILS:

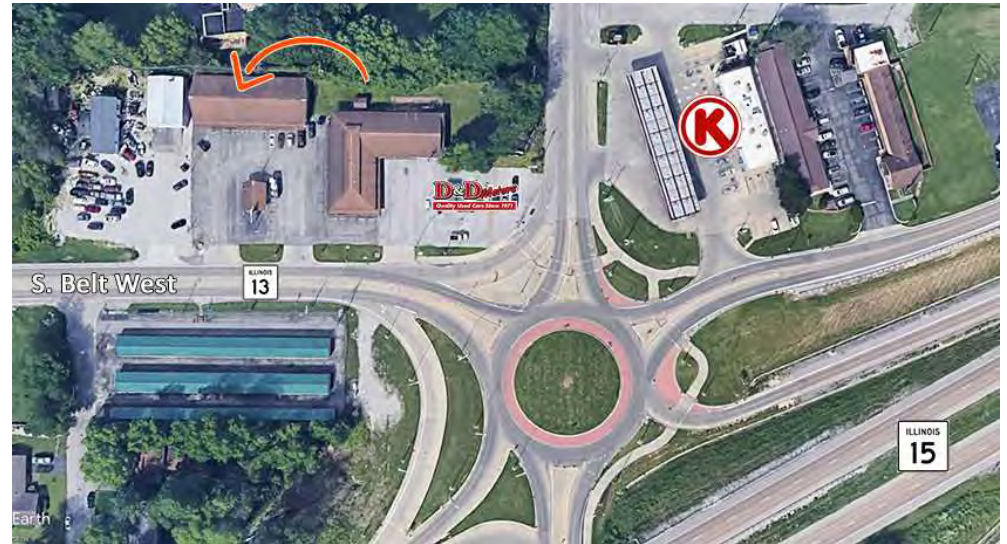
**Parcel #:** 08-28.0-146-008  
**County:** IL - St. Clair  
**Zoning:** C-1 - St. Clair County

## PROPERTY OVERVIEW:

**Building SF:** 12,450  
**Vacant SF:** 800  
**Usable Sqft:** 12,450  
**Min Divisible SF:** 800  
**Max Contig SF:** 800  
**Signage:** Monument, Building, Marquee  
**Lot Size:** 0.87 Acres  
**Frontage:** 208'  
**Depth:** 135'  
**Parking Spaces:** 24  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1975  
**Yr Renovated:** 2020  
**Building Class:** C  
**Ceilings:** 7'-9'



## SALE/LEASE INFORMATION:

**Lease Rate:** \$12.00 / SF  
**Lease Type:** Gross

## FINANCIAL INFORMATION:

**Taxes:** \$17,524.00  
**Tax Year:** 2020

## DEMOGRAPHICS:

**Traffic Count:** 5,950

## PROPERTY DESCRIPTION:

1 Retail suite available for lease. Suite 819 (800) SF suite has an open showroom, employee break area and office in back.