

**FOR LEASE**

600 Rear Lebanon Ave  
Belleville, IL 62220



**2,375 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**  
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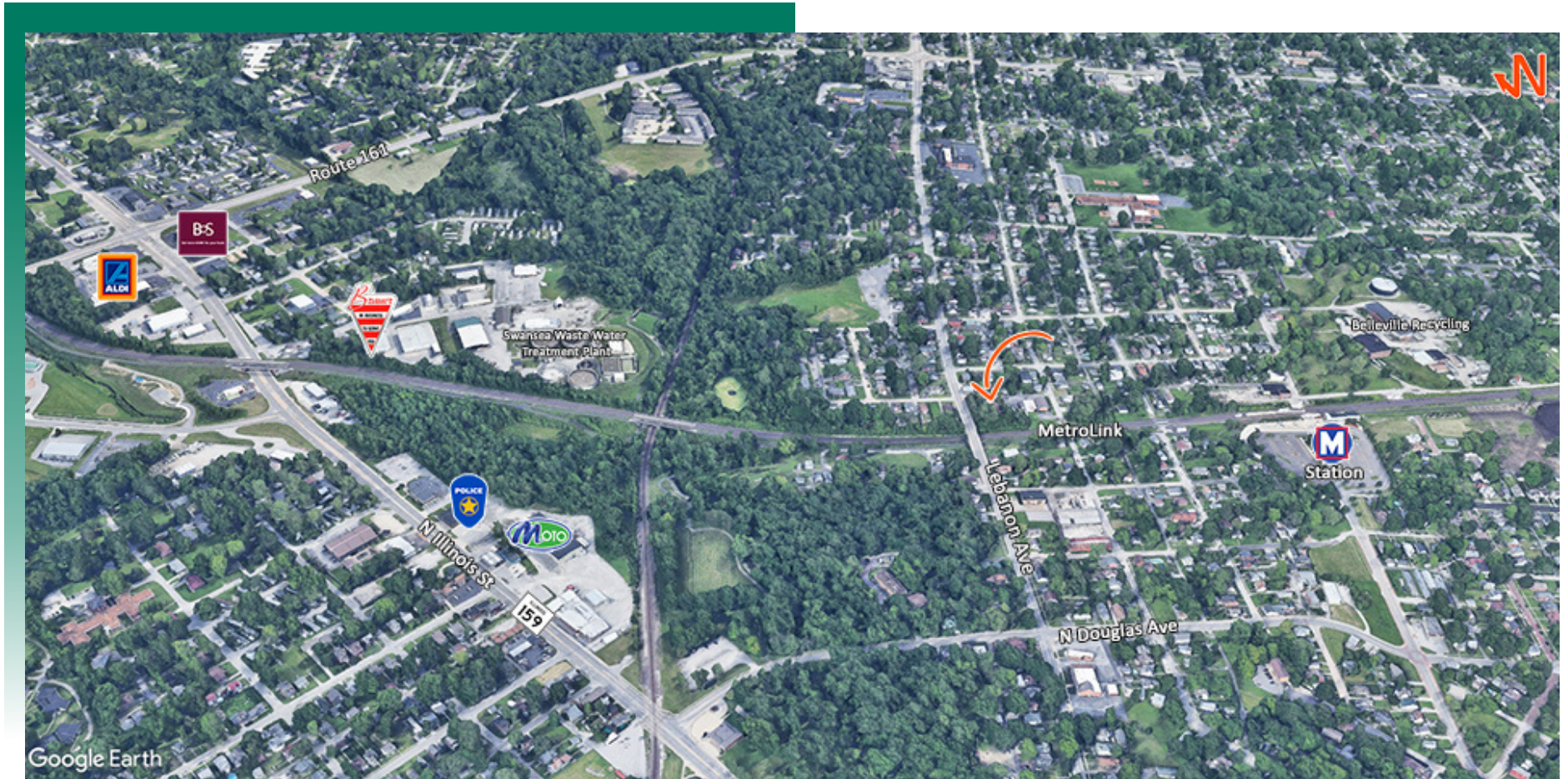
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# AREA MAP

600 Rear Lebanon Ave Belleville, IL 62220



## LOCATION OVERVIEW

Located on Lebanon Ave. minutes from downtown Belleville. 0.5 Miles off IL Rte. 159 and less than 1 mile to IL Rte. 161



# PROPERTY PHOTOS

600 Rear Lebanon Ave Belleville, IL 62220

EXTERIOR PHOTO



INTERIOR OFFICE PHOTO



WAREHOUSE PHOTO



WAREHOUSE PHOTO



# INDUSTRIAL PROPERTY SUMMARY

#2838

600 Rear Lebanon Ave Belleville, IL 62220

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$3,000/Month  
Lease Type: Gross+Utilities  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 2,375 SF  
Total Available: 2,375 SF  
Direct Lease: 2,375 SF  
Sublease: 0 SF  
Office: 2,375 SF  
Warehouse: 2,375 SF

## PROPERTY INFORMATION:

Parcel No: 08-22.0-105-015  
County: St. Clair  
Zoning: C-2 Heavy Commercial  
Property Tax: \$2,473  
Tax Year: 2022

## PARKING:

Spaces: 10  
Surface Type: Gravel

## FACILITY INFORMATION:

Heating: YES  
Cooling: YES  
Sprinklers/Type: NO  
Floor Drains: NO  
Ventilation: YES  
Compressed Air: YES  
TIF: YES  
Lighting: LED  
Men's Restroom: YES  
Women's Restroom: YES  
Breakroom: YES

## UTILITY INFORMATION:

Water Provider: City Served, On Site  
Sewer Provider: City Served, On Site  
Gas Provider: Ameren, IL: On Site  
Electric Provider: Ameren, IL: On Site  
AMPS: 200A  
Phase: Single  
Low Volts: 220V

## STRUCTURAL DATA:

Year Built: 1980  
Rehab Year: 2022  
Bay Spacing: Clear Span  
Roof Type: Metal  
Exterior: Metal/Steel  
Floor Type: Reinforced Concrete  
Floor Thickness: 6

## COMMENTS:

2,375 SF Office/Warehouse with (1) 10'x12' Drive-In Door, 12' Clear Span Ceiling Height.

0.43 Acre fully Fenced/Rocked lot upgraded in 2022.

Office Space has 3 private offices, 1 Restroom.



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