

FOR LEASE

9480 Illinois Route 15,
Belleville, IL 62223



19,200 SF OFFICE - WILL DIVIDE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com

Katie Bush
Broker Associate
Cell: (701) 213-3301
katieb@barbermurphy.com



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.

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
Cubicles



(20) Private
offices



ADA Compliant
Restrooms
Men's & Women's



LED
Lighting



Temperature
Controlled



(2) Conference
Room



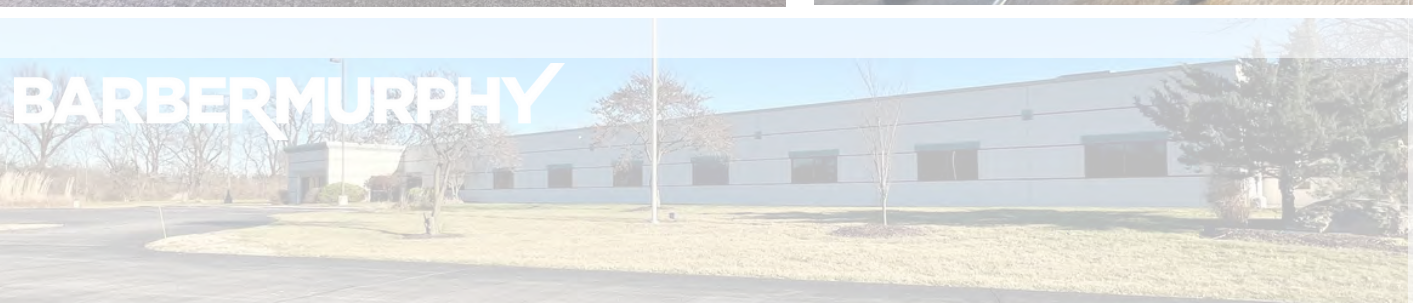
Full
Kitchen



1,400 SF
Breakroom



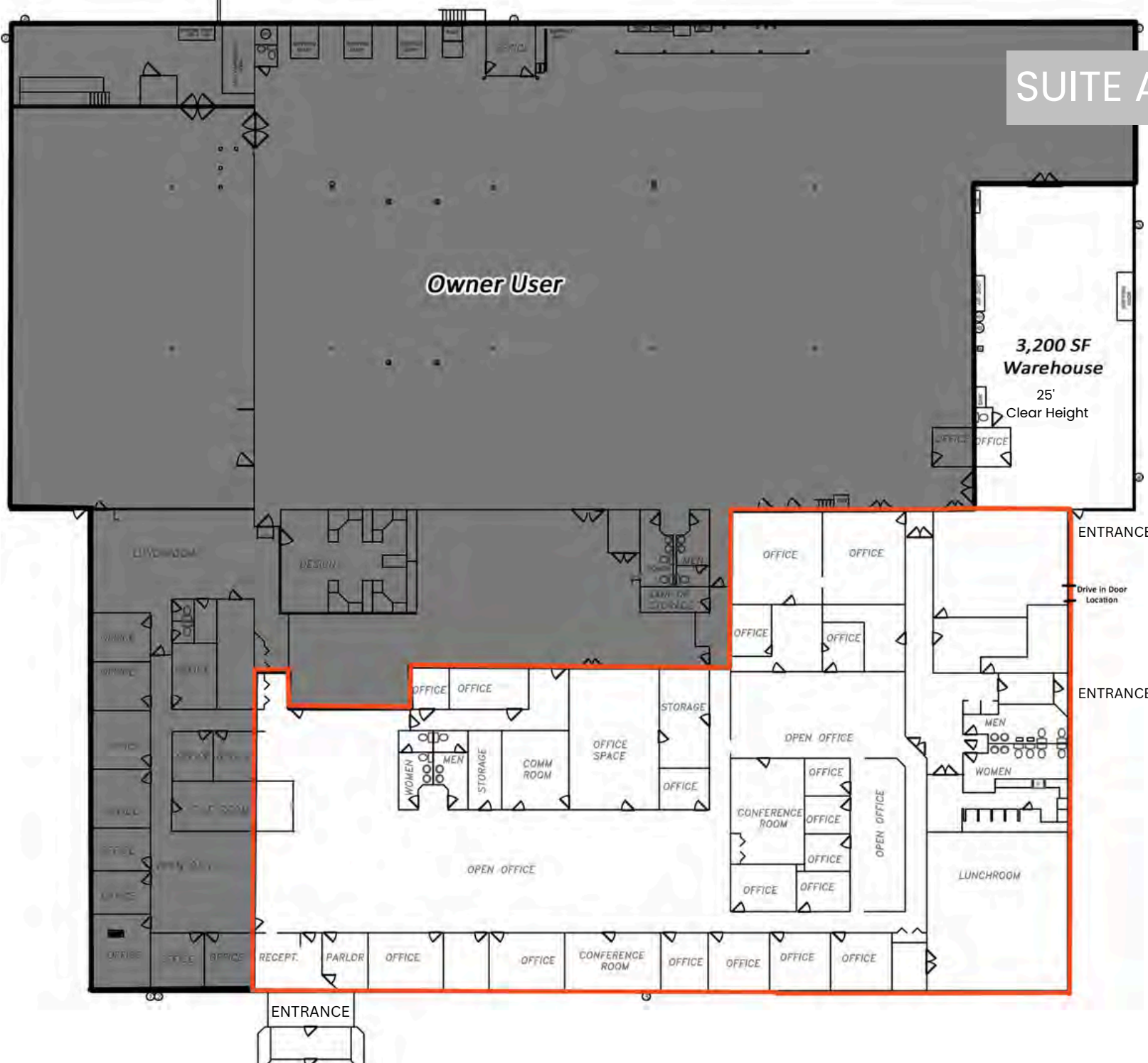
20 Private Offices & Cubicles



SUITE A: Will Divide

19,200 SF OFFICE

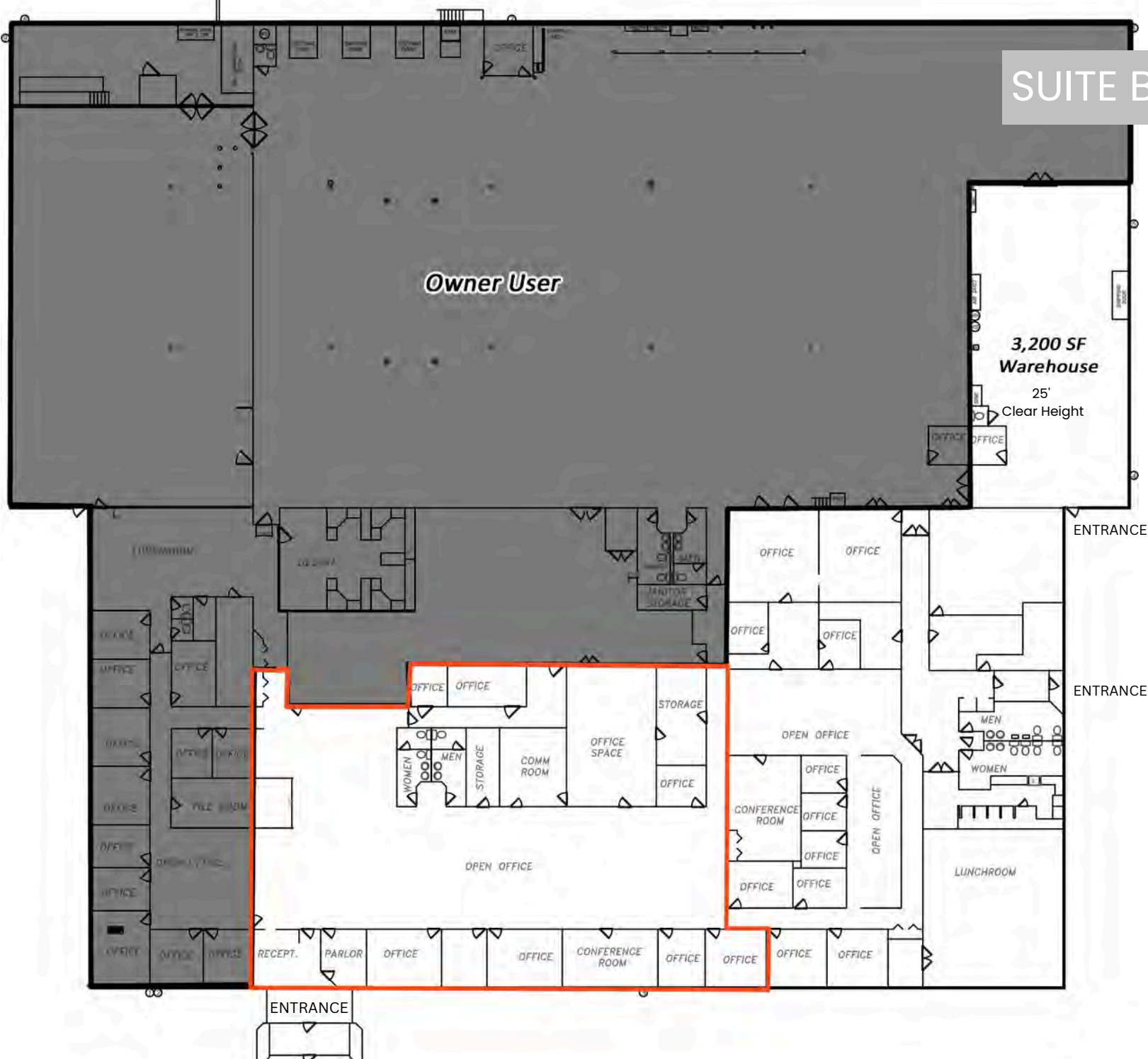
- Reception desk with large waiting area
- Bull pen area with 10 furnished cubicles
- Bull pen area with 4 partitioned cubicles
- (2) Men's and women's restroom
- (2) Conference rooms
- 20 Private offices
- File room
- Storage room
- Private Entrance
- Full Kitchen with large breakroom



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

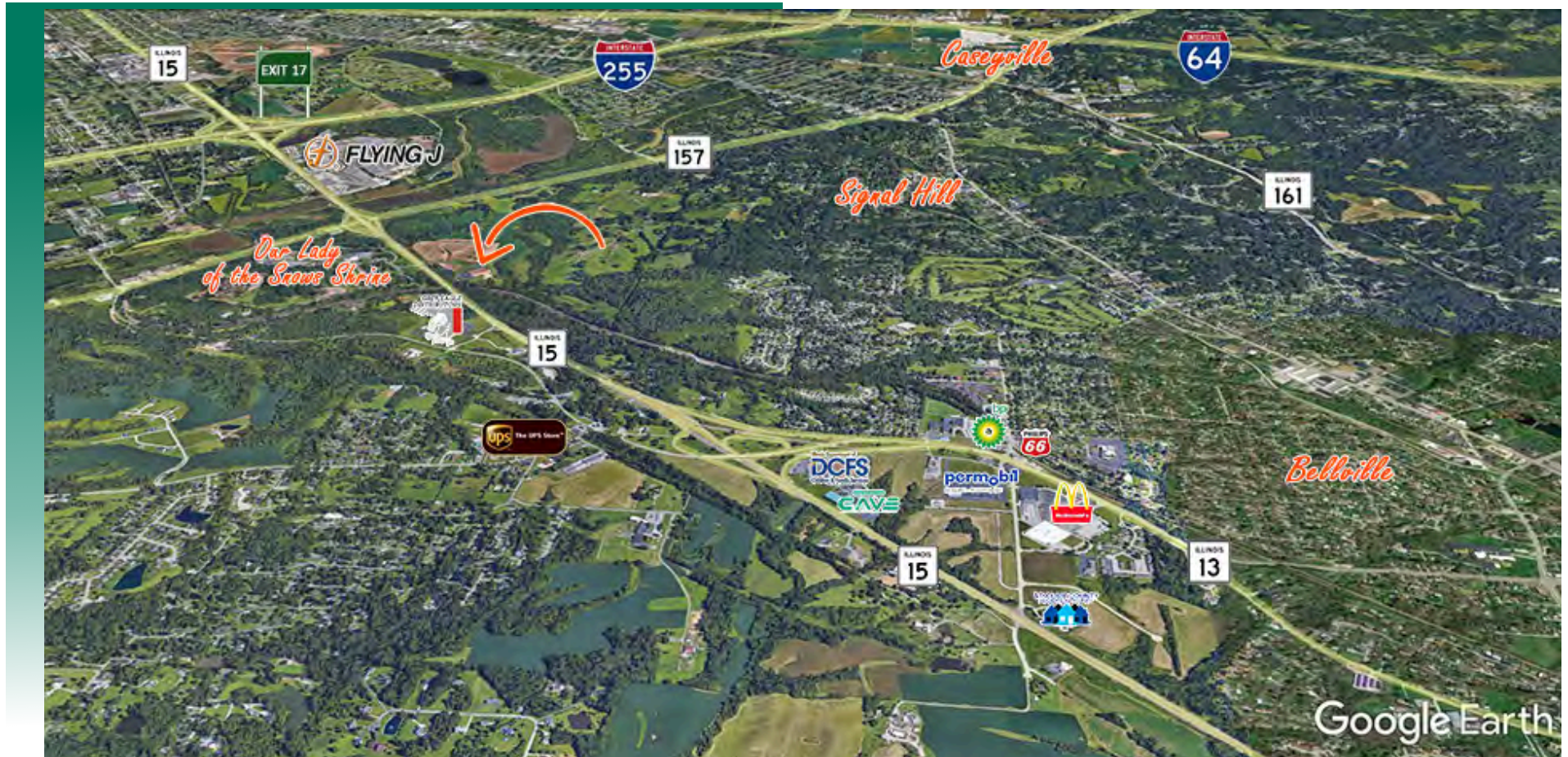


The floor plan shows a large building with several distinct areas. At the top is a large grey-shaded area labeled "Owner User". To the right is a white-shaded area labeled "3,200 SF Warehouse" with "25' Clear Height". The main body of the plan contains various rooms: "OFFICE", "OPEN OFFICE", "CONFERENCE ROOM", "COMM ROOM", "STORAGE", "LUNCHROOM", "RECEPT.", "PARLOR", "MEN", "WOMEN", "DRIVE IN DOOR", and "ENTRANCE". A red rectangular box highlights a specific section of the plan, which includes several "OFFICE" spaces, an "OPEN OFFICE", a "CONFERENCE ROOM", and a "LUNCHROOM".

- 12 Private offices
- Conference room
- Private Entrance
- Full Kitchen
- 1,400 SF Lunch room
- Men's and women's restrooms (4 stalls each)
- Storage

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. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



17: I-255



MIDAMERICA AIRPORT
9.4 MILES

EXIT

17: I-255



2
MILES TO I-255

DEMOGRAPHICS

9480 ILLINOIS ROUTE 15, BELLEVILLE, IL 62223

DEMOGRAPHIC SUMMARY

9480 N De Mazenod Dr, Belleville, Illinois, 62223 2
Ring of 15 miles

KEY FACTS

850,149

Population



375,702

Households

38.7

Median Age

\$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



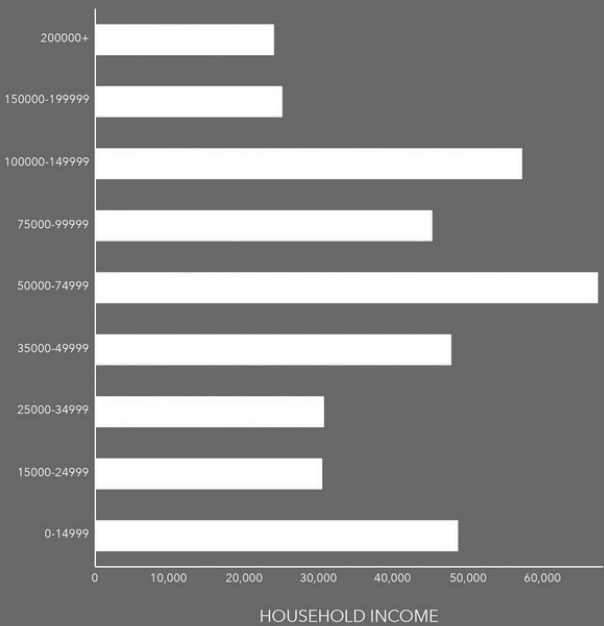
\$38,912

Per Capita Income



\$93,331

Median Net Worth



EMPLOYMENT

White Collar 67.4%

Blue Collar 18.7%

Services 17.7%

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: 19,200 SF
Direct Lease: 19,200 SF
Sublease: 0 SF
Office: 19,200 SF
Warehouse: 0 SF
Min Divisible: 9,350 SF
Max Divisible: 19,200 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
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: 12'
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: N/A
Dock Levelers: N/A
Drive-In Doors: N/A

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.



Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com



Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com