

# FOR LEASE

9480 IL Route 15  
Belleville, IL 62223



**12,340 SF OFFICE/WAREHOUSE SPACE - FINISH TO SUIT**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

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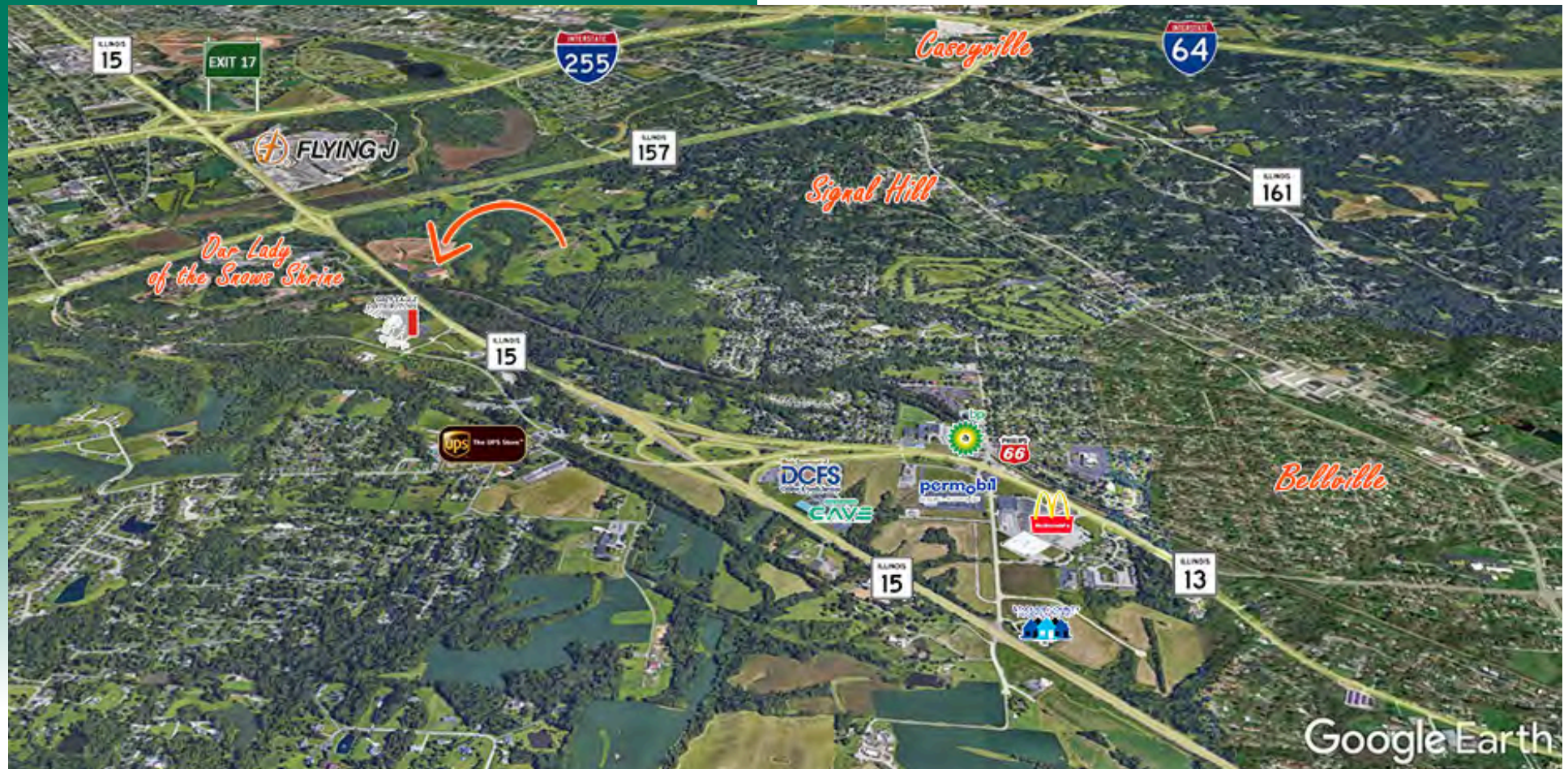


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

9480 ILLINOIS ROUTE 15, BELLEVILLE, IL 62223



### LOCATION OVERVIEW

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.



I-255  
2 MILES

**EXIT**

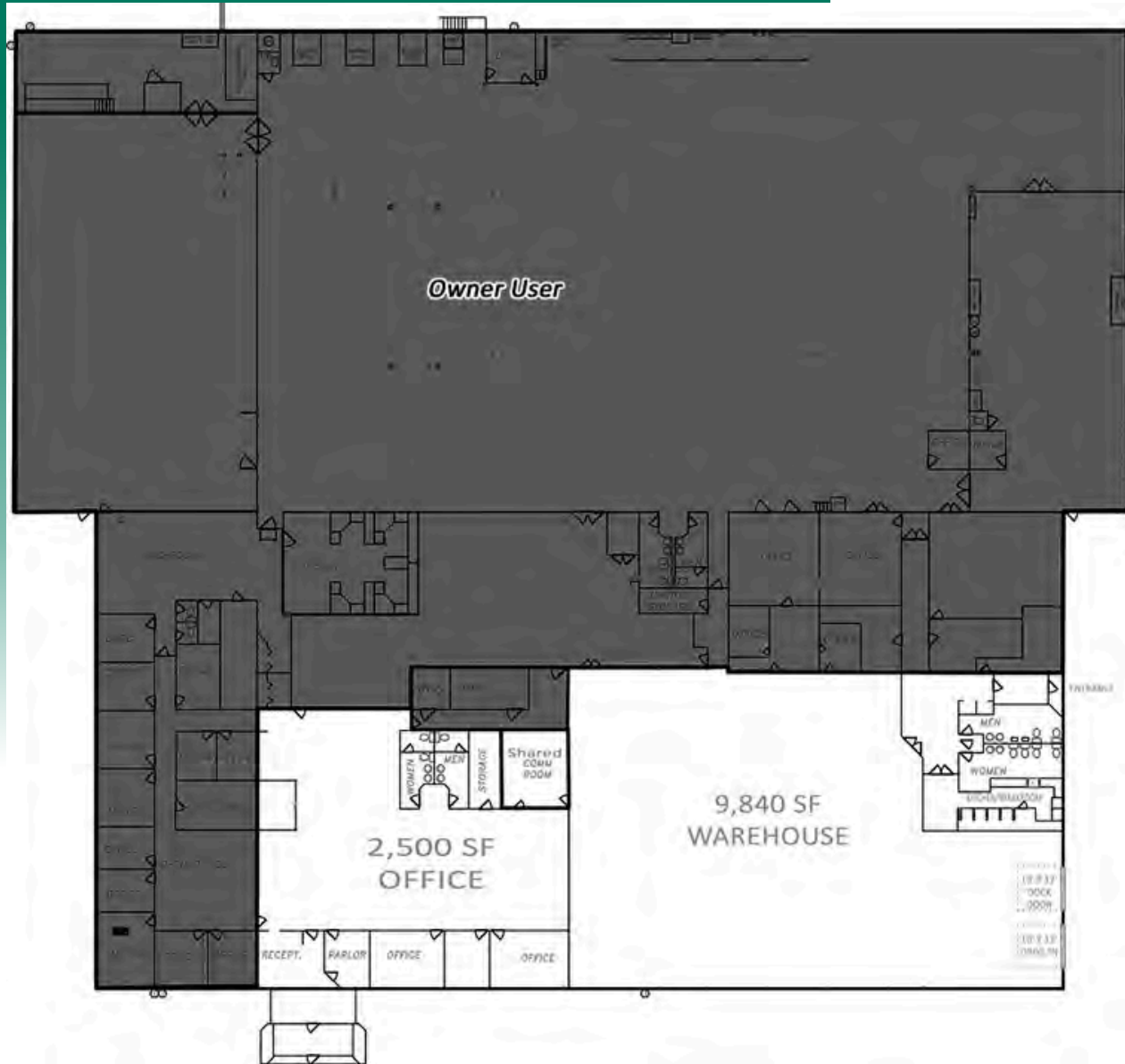
EXIT 17



MIDAMERICA AIRPORT  
9.4 MILES

# FLOOR PLAN / SPACE HIGHLIGHTS

9480 ILLINOIS ROUTE 15, BELLEVILLE, IL 62223



## Office/Warehouse

- Fully furnished offices
- Airconditioned warehouse
- (1) dock & drive-in door
- Flexible space planning to suit your needs
- 3 month delivery date from contract execution
- 11'-12' clear height

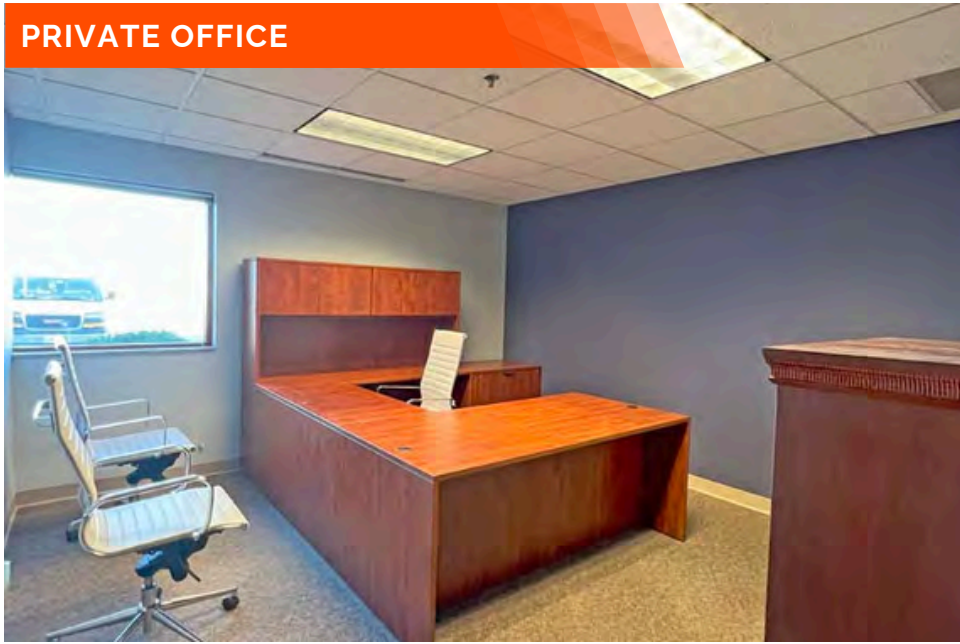
\*Not to scale



# PROPERTY PHOTOS

9480 ILLINOIS ROUTE 15, BELLEVILLE, IL 62223

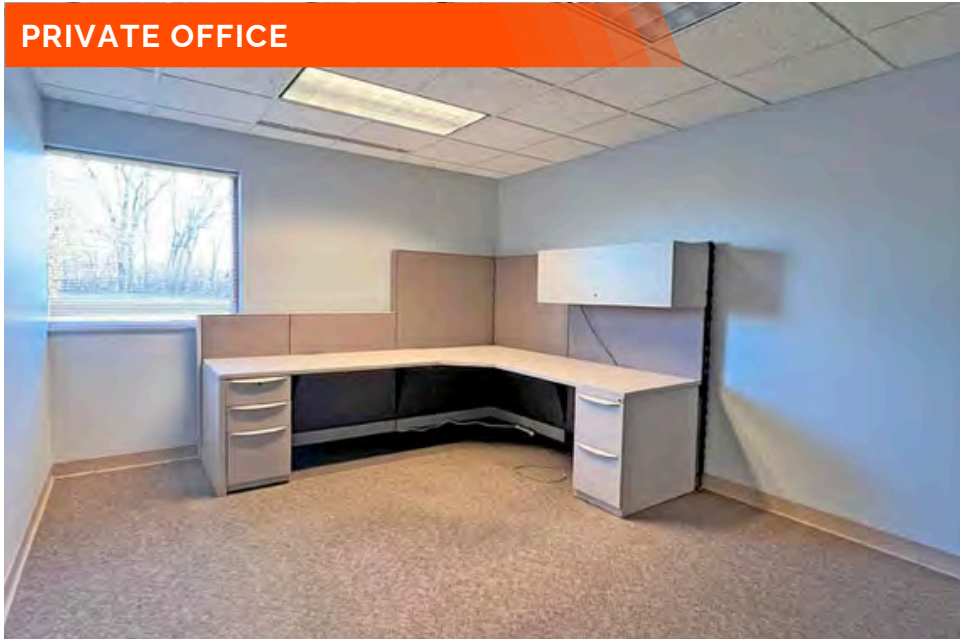
PRIVATE OFFICE



CUBICLE AREA-FULLY FURNISHED



PRIVATE OFFICE



KITCHEN



# INDUSTRIAL PROPERTY SUMMARY

9480 ILLINOIS ROUTE 15

**LISTING #** 2740

## LOCATION DETAILS:

Parcel #: 07-03.0-400-001  
County: IL - St. Clair  
Zoning: C-2

## PROPERTY OVERVIEW:

Building SF: 12,340  
Vacant SF: 12,340  
Usable Sqft: 12,340  
Office SF: 2,500  
Warehouse SF: 9,840  
Min Divisible SF: 9,840  
Max Contig SF: 12,340  
Lot Size: 18.45 Acres  
Parking Spaces: 120  
Parking Surface Type: Concrete  
Archeological: No  
Environmental: No  
Survey: Yes

## STRUCTURAL DATA:

Year Built: 1997  
Renovated: 2023  
Clear Ht Min: 11'  
Clear Ht Max: 12'  
Construction Type: Tilt-up (pre-cast concrete)  
Roof: Flat  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

Heat: Throughout  
AC: Throughout  
Lighting: LED  
Sprinklers: Yes  
Insulated: Yes  
Ventilation: No  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: No

## LOADING & DOORS:

Dock Doors: (1) 8' x 10'  
Dock Levelers: Yes  
Drive In Door Size: (1) 10' x 12'

## TRANSPORATION:

Interstate Access: 2 miles to I-255  
Airport Access: Downtown St. Louis - 5 Miles  
Rail Access: No  
Rail Line: N/A  
Rail Status: N/A



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## INDUSTRIAL PROPERTY SUMMARY PG 2

9480 ILLINOIS ROUTE 15

### UTILITY INFO:

Water Provider:	City Served
Water Location:	On Site
Sewer Provider:	-
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	800
Phase:	3

### TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	Yes
Foreign Trade Zone:	No



### SALE/LEASE INFORMATION:

Lease Rate:	\$9.00 / SF
Lease Type:	NNN
NNN Expenses:	\$3.00

### PROPERTY DESCRIPTION:

12,340 square feet of office space that is being repurposed to office/warehouse space. Owner will finish to suit with a variety of floor plan options to accommodate your needs. Proposing (1) 8'x10' dock door and (1) 10'x12' drive-in door. Ceiling heights are 11' to 12' tall. Fully furnished offices with (2) private offices and a bullpen with 10 cubicles. Full kitchen/break room and men's and women's washrooms in the office and the warehouse. Multiple entrances with a shared reception area at the main entrance and private entrance at the rear of the suite. Parking available for 20 vehicles.