

FOR LEASE

305-309 N Illinois St.
Belleville, IL 62220



OFFICE/RETAIL/WAREHOUSE SPACE

BARBERMURPHY

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

Mike Durbin
Broker Associate
Cell: (618) 960-8675
miked@barbermurphy.com



AREA MAP

305-309 N Illinois St. Belleville, IL 62220

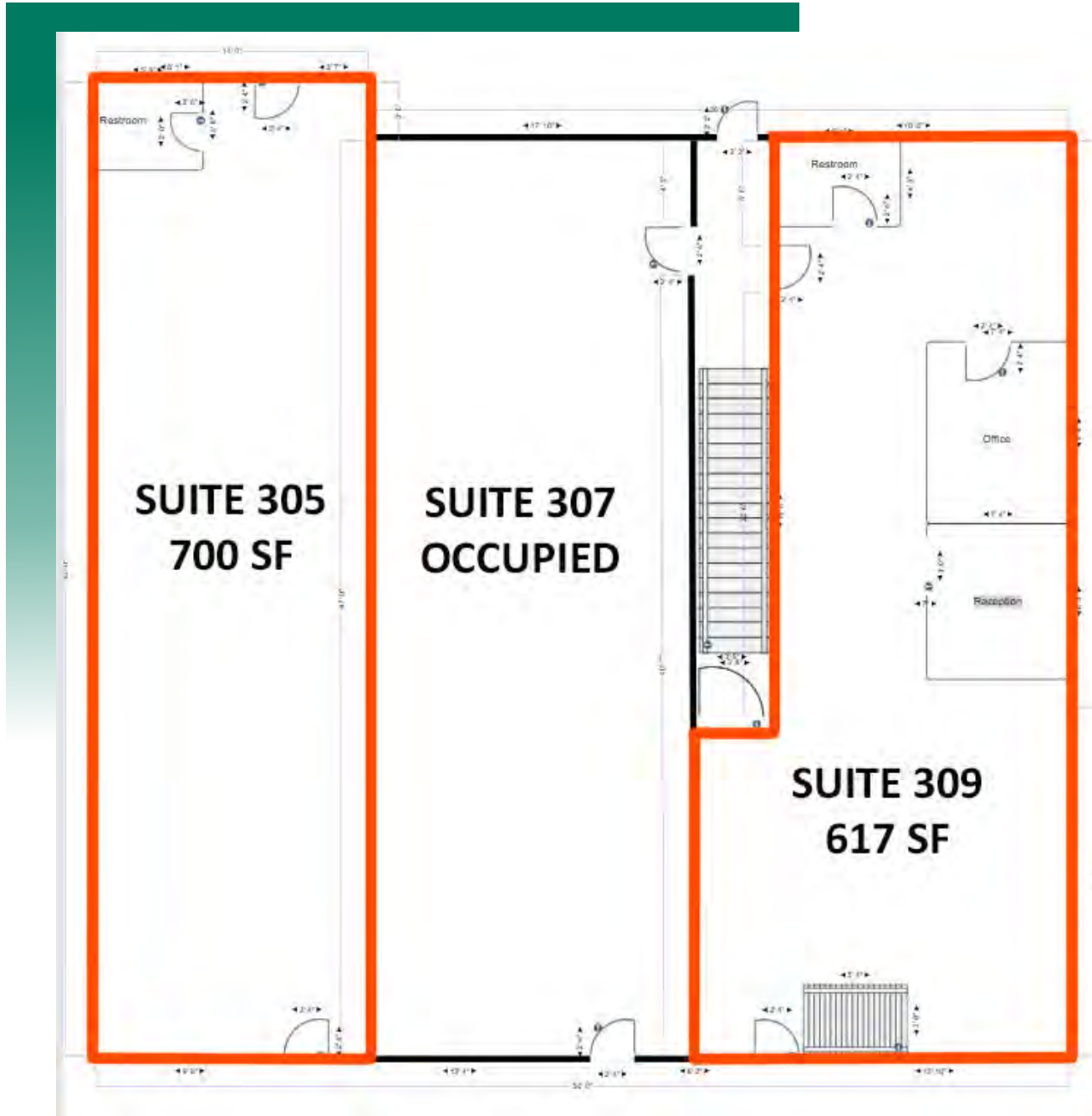


LOCATION OVERVIEW

Excellent location in a highly visible/trafficked area right off of IL-159 (North Illinois St.) with a traffic count of nearly 13,000 vehicles per day. Many retail and restaurant options nearby.

OFFICE/RETAIL FLOOR PLAN

305-309 N Illinois St. Belleville, IL 62220



*Not to scale

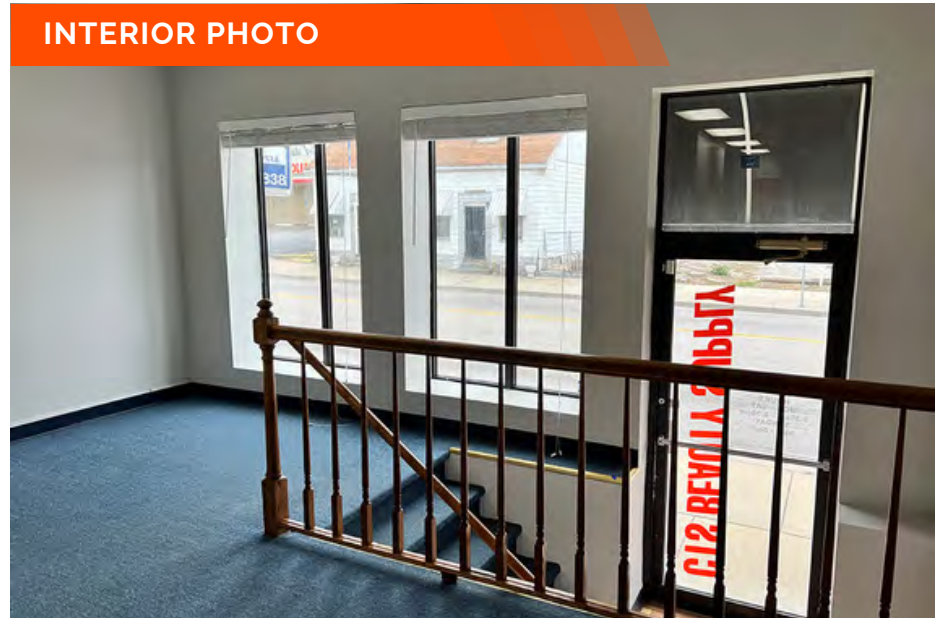
OFFICE/RETAIL PROPERTY PHOTOS

305-309 N Illinois St. Belleville, IL 62220

INTERIOR PHOTO



INTERIOR PHOTO



REAR EXTERIOR PHOTO



OFFICE/RETAIL SPACE FOR LEASE

Suite 305: 700 SF

- recently remodeled
- restroom in rear

Suite 309: 617 SF

- waiting room / reception area
- back office copy area
- restroom
- one private office

LEASE RATE: \$700-\$750/MONTH, MODIFIED GROSS

WAREHOUSE PHOTOS

305-309 N Illinois St. Belleville, IL 62220

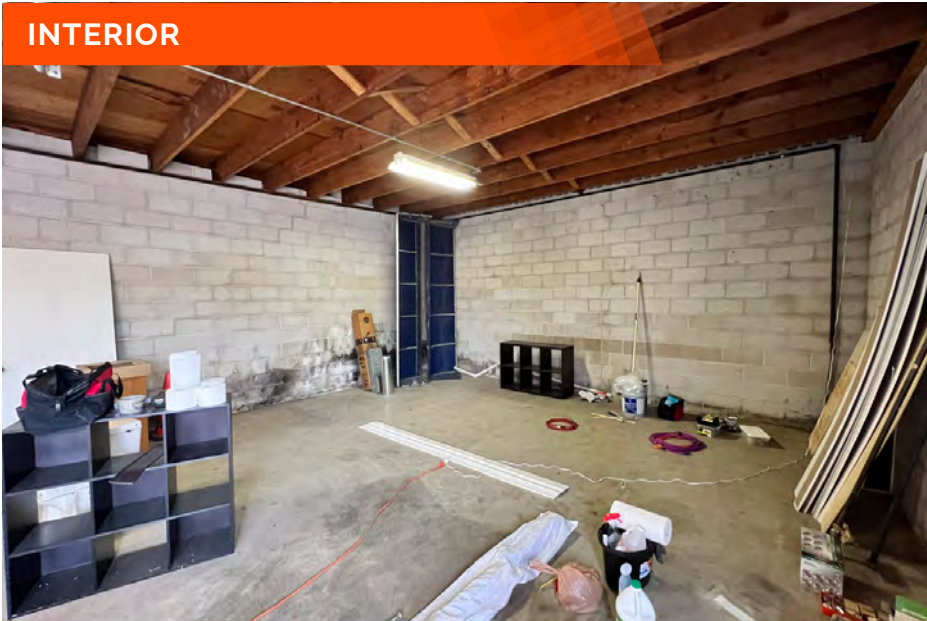
EXTERIOR



INTERIOR



INTERIOR



WAREHOUSE SPACE FOR LEASE

- 1,886 SF
- (3) 7' x 9' grade level OHD's
- Pitched ceiling/roof
- Height between 9' -11'

LEASE RATE: \$500/MONTH, MODIFIED GROSS

PROPERTY SUMMARY

#2865

305-309 N Illinois St. Belleville, IL 62220

LEASE INFORMATION OFFICE:

For Lease: YES
Lease Rate:
Office/Retail: \$700-\$750/MO
Warehouse: \$500/MO
Lease Type: Modified Gross

SQUARE FOOT INFO:

Building Total: 5,970 SF
Total Available: 3,203 SF
Office/Retail: 1,317 SF
Warehouse: 1,886 SF

LAND MEASUREMENTS:

Acres: 0.44 AC
Frontage: 50 FT
Depth: 50 FT

STRUCTURAL DATA:

Year Built: 1900
Rehab Year: 2010
Clearance Height: 9'
Roof: Shingle
Surface Type: Asphalt/Rock
Floors: 2
Signage: Building



PROPERTY INFORMATION:

Parcel No: 08-21.0-419-012;013;024;025
County: St. Clair
Zoning: C-2 Heavy Commercial
Zoned by: City of Belleville
Parking: 15
Parking Type: Surface
Tenancy: Multiple
Traffic Count: 12,800
TIF: YES
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: NO
Logical 24: YES
Property Tax: \$3,747
Tax Year: 2022

COMMENTS:

Two office/retail vacancies (617 SF & 700 SF) and an additional 1,886 SF warehouse available for lease. Property comes with three additional parcels adding to the existing parking lot.
Property is also available for Sale. Mixed-use value add investment property for sale. Long term insurance agency tenant and 1 BD / 1BA apartments on 2nd floor.



Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com