

# FOR LEASE

305-309 N Illinois St.  
Belleville, IL 62220



**WAREHOUSE SPACE AVAILABLE**

**BARBERMURPHY**

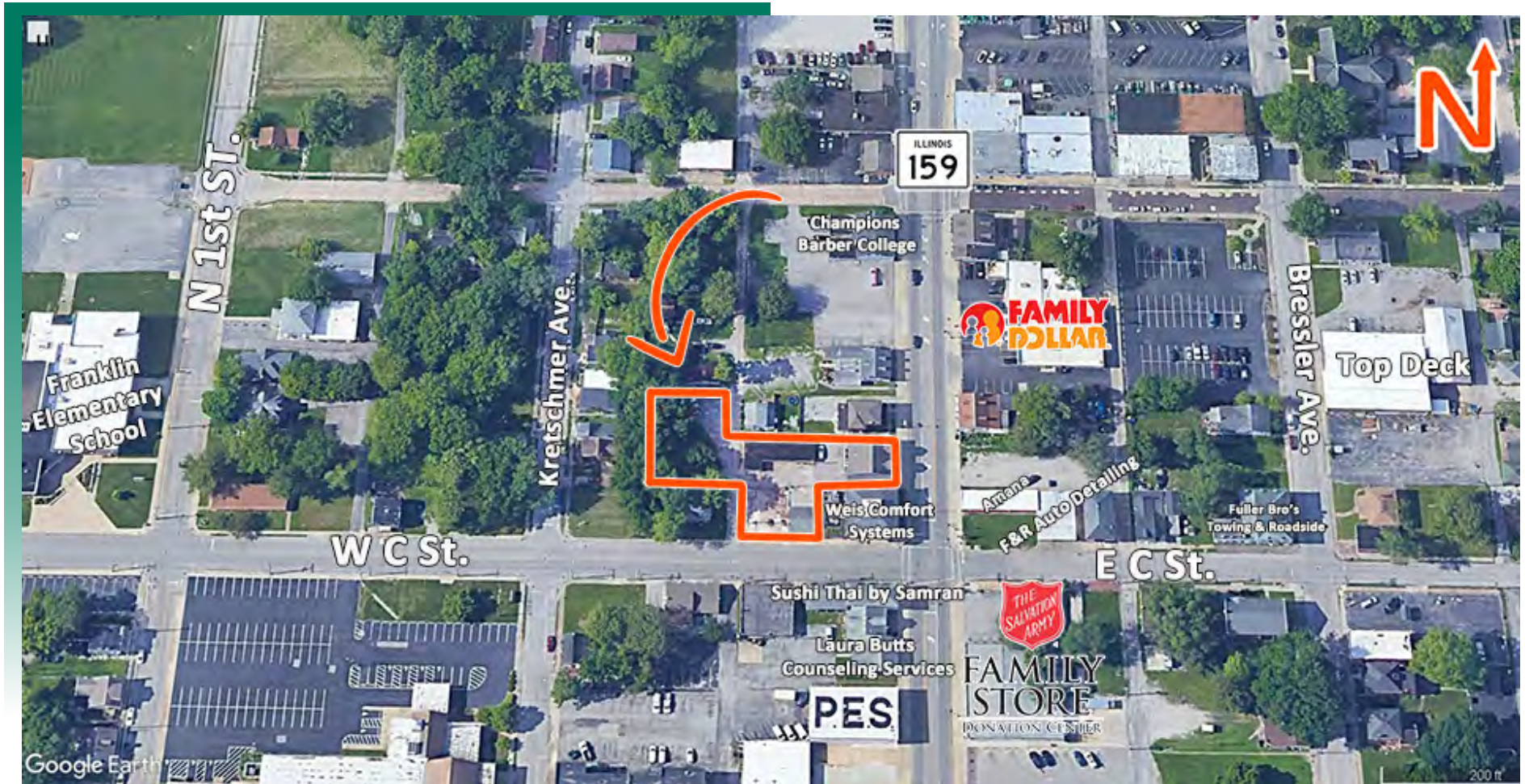
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## AREA MAP

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.

# WAREHOUSE PHOTOS

305-309 N Illinois St. Belleville, IL 62220

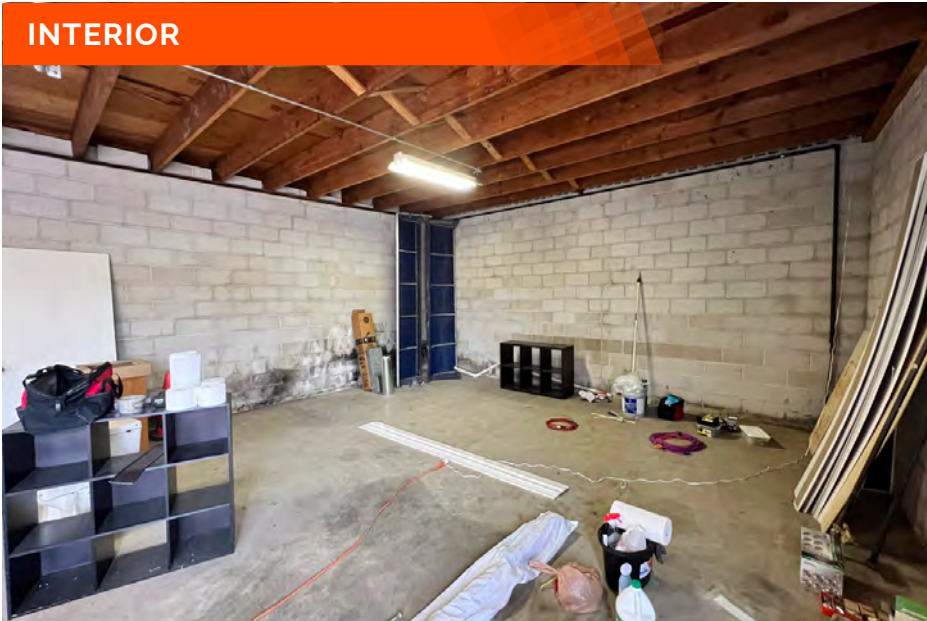
EXTERIOR



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:  
Warehouse: \$500/MO  
Lease Type: Modified Gross

## SQUARE FOOT INFO:

Building Total: 5,970 SF  
Total Available: 1,886 SF  
Office/Retail: -  
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' - 11'  
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:

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.



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