

# FOR SALE

48 Empire Dr.  
Belleville, IL 62220



## 13,000 SF WAREHOUSE FOR SALE

**BARBERMURPHY**

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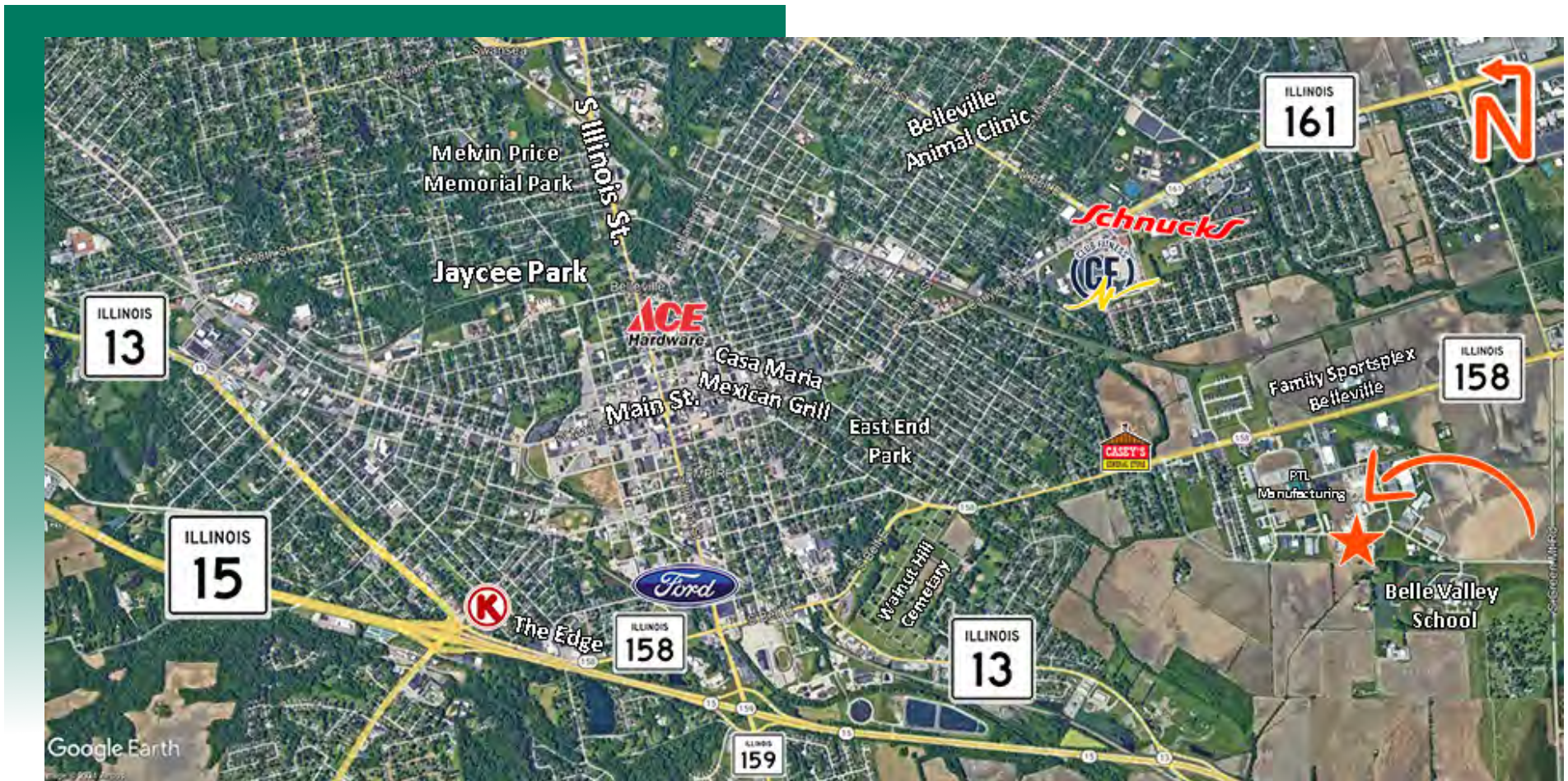
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# AREA MAP

48 Empire Dr. Belleville, IL 62220



## LOCATION OVERVIEW

Located in Belle Valley Industrial Park and near Illinois Route 158 and 15.



# SITE MAP

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2.33 Acre site located in an Enterprise Zone. 1+ Acre of additional land available.



## REAR OF BUILDING A

48 Empire Dr. Belleville, IL 62220



8,000 SF



## BUILDING B

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5,000 SF





### TENANT PROFILE

“Thillens is the largest independent armored car service provider in the Midwest, offering comprehensive cash logistics services to our growing list of clients in the financial services, gaming and retail industries. We continue to be a longstanding member of the national leading armored car organization- the Independent Armored Car Operators Association (IACOA). This affiliation allows Thillens to extend our service footprint well outside the Midwest cities and states where we have trusted and reliable contact relationships.”



# INCOME & EXPENSE

48 Empire Dr. Belleville, IL 62220

## ANNUALIZED OPERATING DATA

**2023**

Base Rent: \$65,000

Taxes: Tenant Pays

Insurance: Tenant Pays

CAM: Tenant Pays

Utilities: Tenant Pays

Building Net Operating Income (NOI): \$65,000

CAP Rate: 8.0%

Purchase Price: \$812,500

## LEASE ABSTRACT

### Building A

- 8,000 SF
- Tenant- Thillens Inc.
- Term A: 5 year NNN lease (\$0.50 annual rent bumps)

### Building B

- 5,000 SF
- Tenant: Strike Zone Sports Academy
- Term- Month to month, NNN

# INDUSTRIAL PROPERTY SUMMARY

#317

48 Empire Dr. Belleville, IL 62220

## SALE INFORMATION:

For Sale:	YES
Sale Price:	\$812,500
Sale Price/SF:	\$62.50
Cap Rate:	8%
GRM:	
NOI:	\$65,000

## SQUARE FOOT INFO:

Building Total:	13,000 SF
Total Available:	13,000 SF
Direct Lease:	13,000 SF
Sublease:	0 SF
Office:	0 SF
Warehouse:	13,000 SF
Min Divisible:	5,000 SF
Max Divisible:	13,000 SF

## LAND MEASUREMENTS:

Acres:	2.33 AC
Frontage:	240 FT
Depth:	456 FT

## PROPERTY INFORMATION:

Parcel No:	08-25.0-303-041
County:	St. Clair
Zoning:	D-1, Lt. Ind.- City of Belleville
Industrial Park:	Belle Valley
Prior Use:	Industrial
TIF:	NO
Enterprise Zone:	YES
Foreign Trade Zone:	NO
Survey:	NO
Environmental:	NO
Archaeological:	NO
Property Tax:	\$19,517.12
Tax Year:	2022
Topography:	Flat

## FACILITY INFORMATION:

Heating/Cooling:	YES
Insulated:	-
Sprinklers/Type:	NO
Skylights:	-
Ventilation:	YES
Compressed Air:	-
Lighting:	Metal Hali
Men's Restroom:	YES
Women's Restroom:	YES
Shower:	NO
Breakroom:	-

## STRUCTURAL DATA:

Year Built:	1992
Rehab Year:	1992
Clearance Min:	26'
Clearance Max:	26'
Bay Spacing:	Clear Span
Style:	-
Roof Type & Age:	-
Exterior:	Metal
Floors:	1
Floor Type:	Concrete
Floor Thickness:	-
Floor Drains:	NO

## ACCESS POINTS:

Truck Dock:	(1) 8'X8'
Dock Levelers:	NO
Drive-In Doors:	NO

## OVERHEAD CRANES:

Cranes:	N/A
Size:	
Hook Height:	

## PARKING:

Spaces:	30
Surface Type:	Rock/Asphalt
Yard:	-
Extra Land:	1+ AC



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## UTILITY INFORMATION:

Water Provider:	Illinois American Water
Size & Location:	On-Site
Sewer Provider:	City of Belleville
Size & Location:	On-Site
Gas Provider:	Ameren
Size & Location:	On-Site
Electric Provider:	Ameren
Size & Location:	On-Site
AMPS:	400
Phase:	3
High Volts:	240
Low Volts:	120
Telecom Provider:	-
Location:	-

## TRANSPORTATION:

Interstate:	-
Rail:	N/A
Barge:	N/A
Airport:	N/A

## COMMENTS:

1+ Acre of additional land.  
Rent bumps in place.  
Currently fully occupied.  
\$65,000 Year 1 NOI (NNN leases)



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