

FOR LEASE

9237 Beller Rd.
Mascoutah, IL
62258



(2) 8,400 SF INDUSTRIAL/OFFICE SUITES

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

9237 Beller Rd. Mascoutah, IL 62258



LOCATION OVERVIEW

Excellent Interstate and Airport access. Located just North of Interstate 64, Mid America Airport, and Scott Air-Force Base.



Mid-America
Airport



I-64

AERIAL VIEW

9237 Beller Rd. Mascoutah, IL 62258



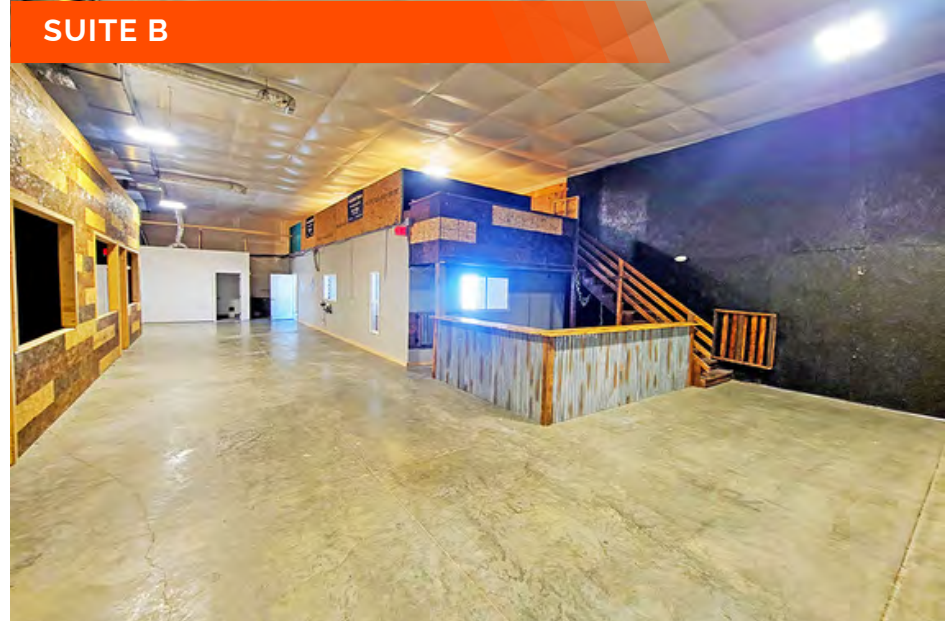
PROPERTY PHOTOS

9237 Beller Rd. Mascoutah, IL 62258

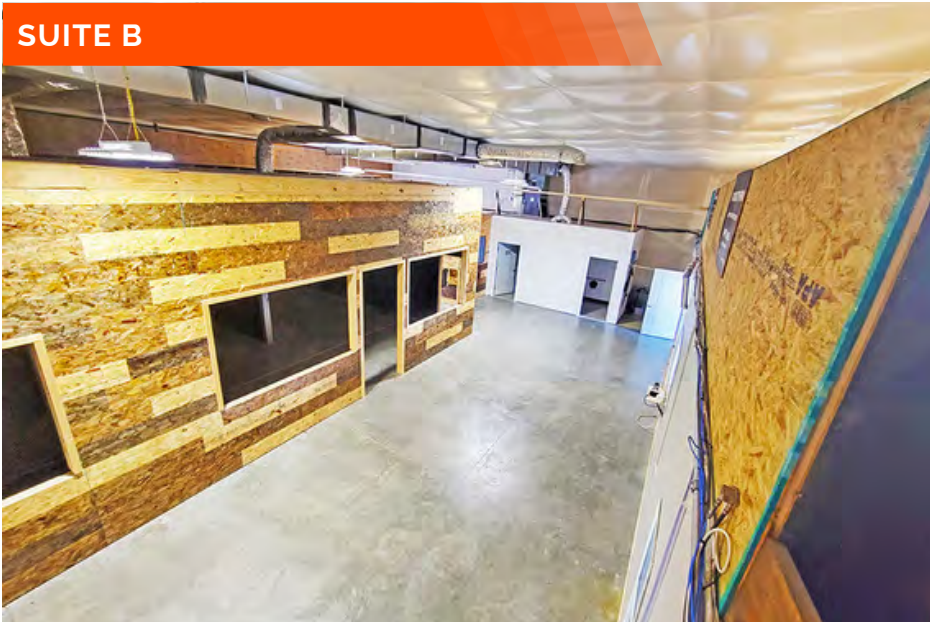
SUITE B



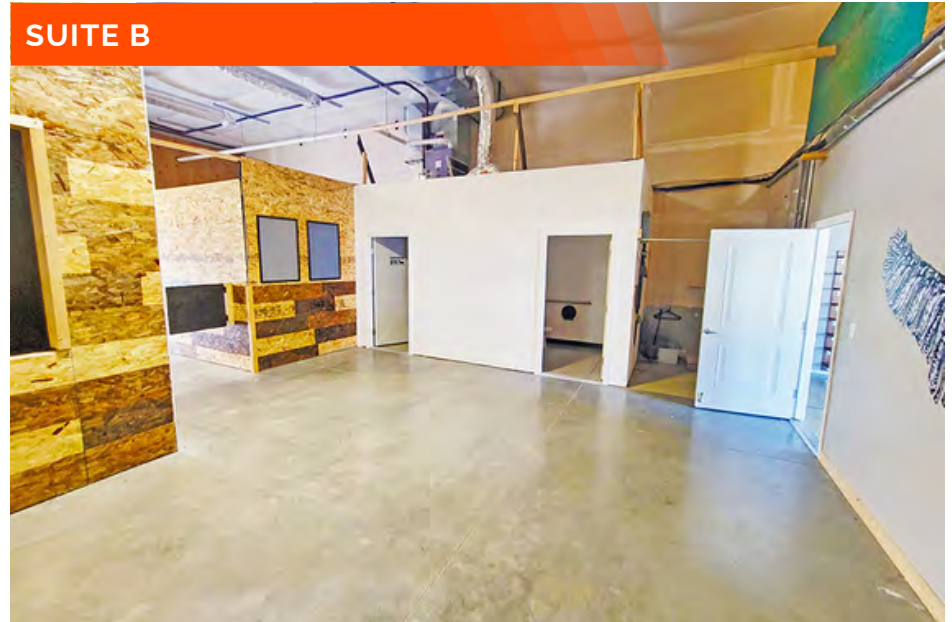
SUITE B



SUITE B



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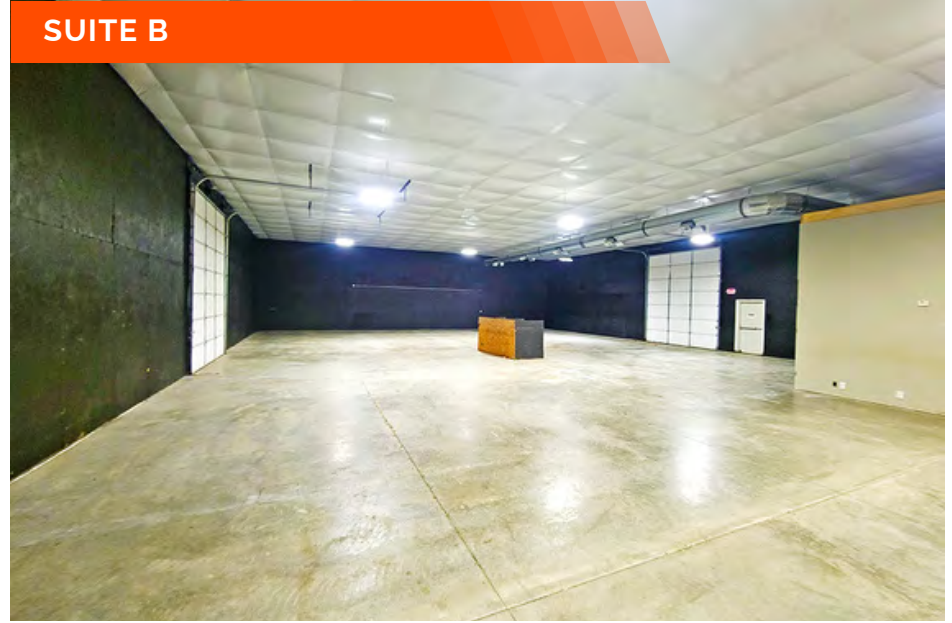
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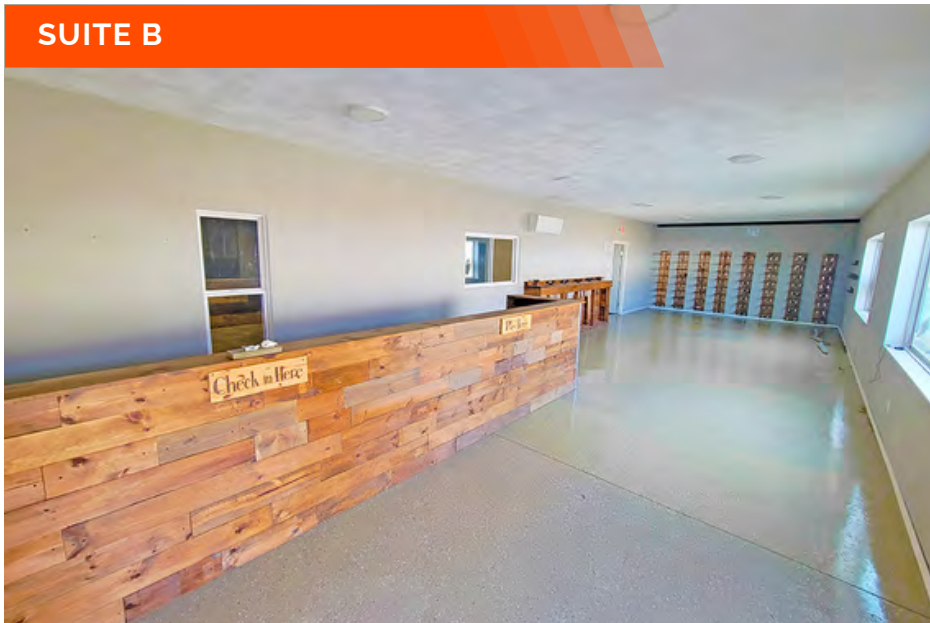
SUITE B



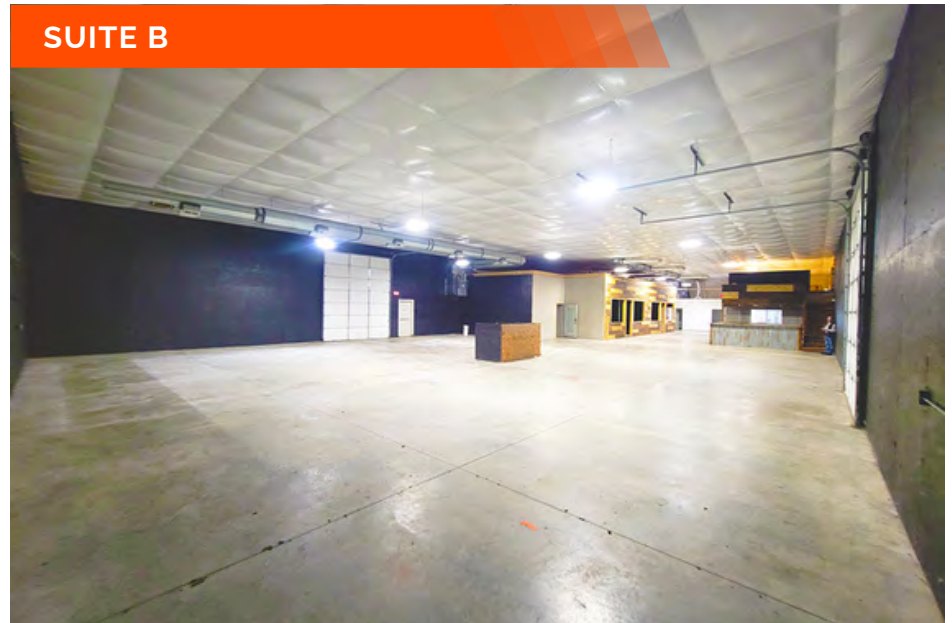
SUITE B



SUITE B



SUITE B



PROPERTY PHOTOS

9237 Beller Rd. Mascoutah, IL 62258



**Suite A:
Heated warehouse, 600 SF
Office (climate controlled)
and (3) 14' Drive-In Doors**



INDUSTRIAL PROPERTY SUMMARY

#2888

9237 Beller Rd. Mascoutah, IL 62258

LEASE INFORMATION:

For Lease:	YES
Lease Rate:	\$9.00/SF
Lease Type:	NNN
Net Charges:	\$3.00
CAM Charges:	-
Lease Terms:	-

SQUARE FOOT INFO:

Building Total:	16,800 SF
Total Available:	16,800 SF
Direct Lease:	16,800 SF
Sublease:	0 SF
Office:	1,200 SF
Warehouse:	15,600 SF
Min Divisible:	8,400 SF
Max Contiguous:	16,800 SF

LAND MEASUREMENTS:

Acres:	-
Frontage:	-
Depth:	-

PROPERTY INFORMATION:

Parcel No:	10-06.0-303-006
County:	St. Clair
Zoning:	General Commercial
Industrial Park:	-
Prior Use:	Light Industrial
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Environmental:	NO
Archaeological:	NO
Property Tax:	-
Tax Year:	-

FACILITY INFORMATION:

Heating:	100%
Cooling:	50%
Insulated:	YES
Sprinklers/Type:	NONE
Skylights:	NONE
Ventilation:	NO
Compressed Air:	NO
Lighting:	LED
Men's Restroom:	YES
Women's Restroom:	YES
Shower:	NO
Breakroom:	NO

STRUCTURAL DATA:

Year Built:	20218
Rehab Year:	2018
Clearance Min:	16'
Clearance Max:	16'
Bay Spacing:	Clear Span
Style:	-
Roof Type & Age:	Steel
Exterior:	Steel, Wood Frame
Floors:	1
Floor Type:	-
Floor Thickness:	-
Floor Drains:	NO

ACCESS POINTS:

Truck Dock:	NO
Dock Levelers:	NO
Drive-In Doors:	5
Drive-In Door Size:	14'

OVERHEAD CRANES:

Cranes:	N/A
Size:	N/A
Hook Height:	N/A

PARKING:

Spaces:	27
Surface Type:	Concrete
Yard:	-
Extra Land:	-

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#2888

UTILITY INFORMATION:

Water Provider:	Mascoutah
Size & Location:	On-Site
Sewer Provider:	Mascoutah
Size & Location:	On-Site
Gas Provider:	Ameren
Size & Location:	On-Site
Electric Provider:	Ameren
Size & Location:	On-Site
AMPS:	400
Phase:	-
High Volts:	240
Low Volts:	120
Telecom Provider:	Charter/Spectrum
Location:	On-Site

TRANSPORTATION:

Interstate:	I-64
Rail:	-
Barge:	-
Airport:	Mid-America Airport



COMMENTS:

Two 8,400 SF contiguous industrial/office suites available.
Suite B:100% climate controlled, w/ 600 SF Office space w/ loft storage, (2) restrooms,(2) 14' Drive-In Doors and 100% insulated
Entire building clear span.
Office & Warehouse Temperature controlled.
Warehouse Heated.



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