

FOR SALE -AND- LEASE

1247 Belgrove Dr.
St. Louis, MO
63137



11,900 SF OFFICE/WAREHOUSE

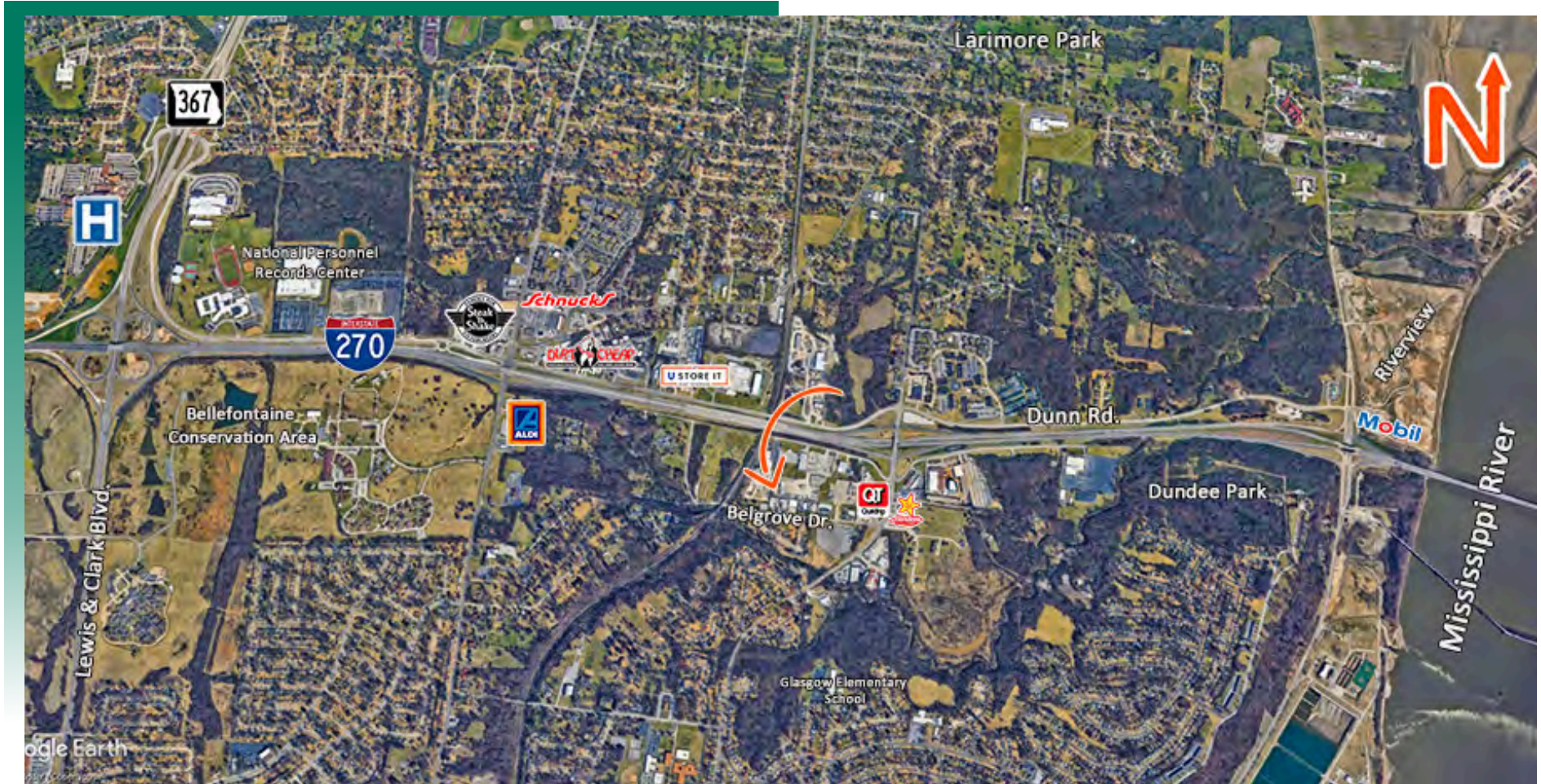
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Cell: (618) 407-4240
tonys@barbermurphy.com
MO License No. 2018042468



AREA MAP

1247 Belgrove Dr. St. Louis, MO 63137



LOCATION OVERVIEW

Excellent Interstate access. Located 1/3 mile from I-270 at the Lilac Avenue Exit (Exit 33).



Break Room



I-270



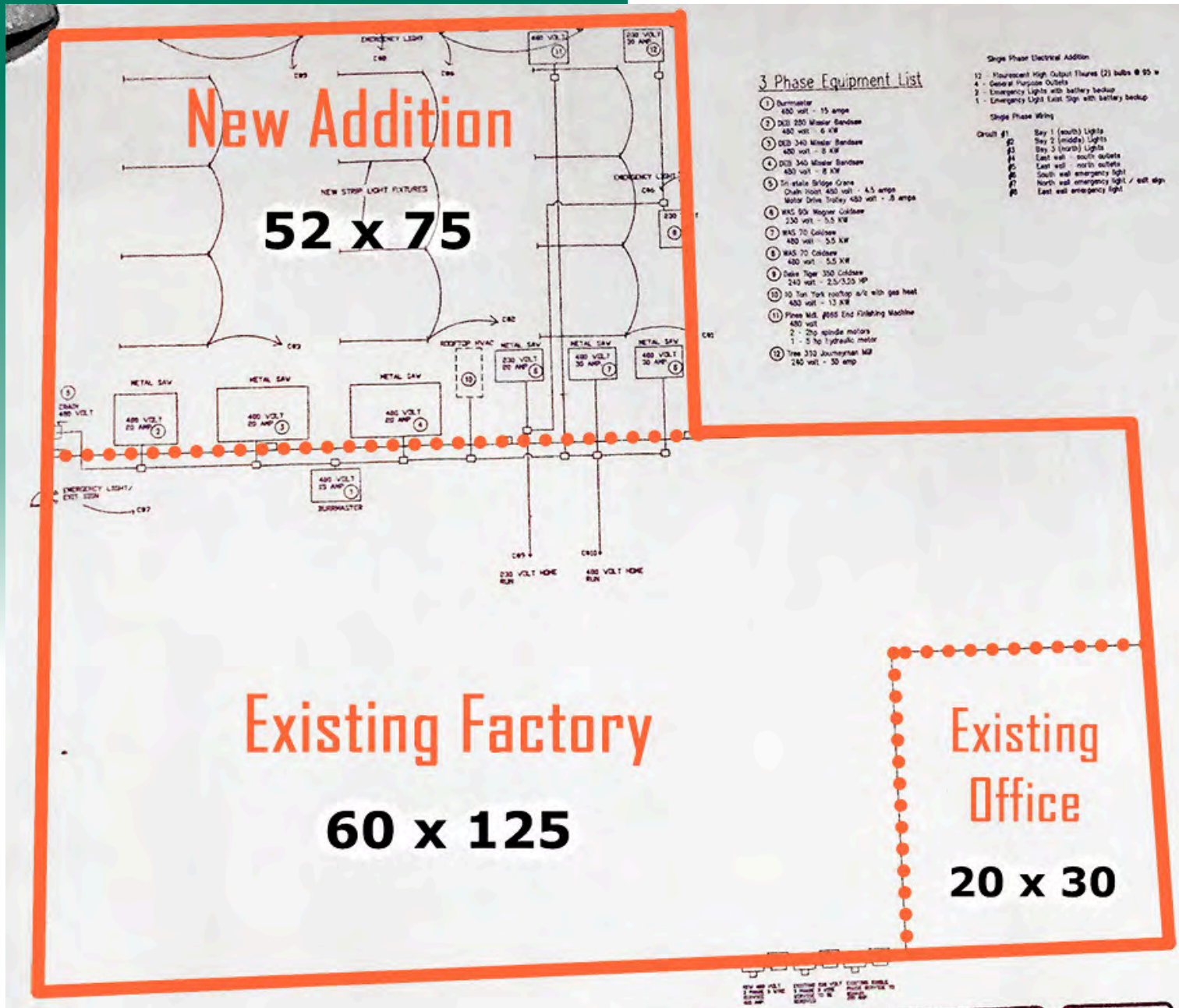
Overhead
Crane

EXIT

Exit 33

FLOOR PLAN

1247 Belgrove Dr. St. Louis, MO 63137



*Not to scale

PROPERTY PHOTOS

1247 Belgrove Dr. St. Louis, MO 63137

WAREHOUSE



WAREHOUSE



Overhead
Crane

- Equipped with a 3 Ton Crane with a 6 Foot Hook Height
- 3 Phase
- With 480 Volt
- 400 Amps

PROPERTY PHOTOS

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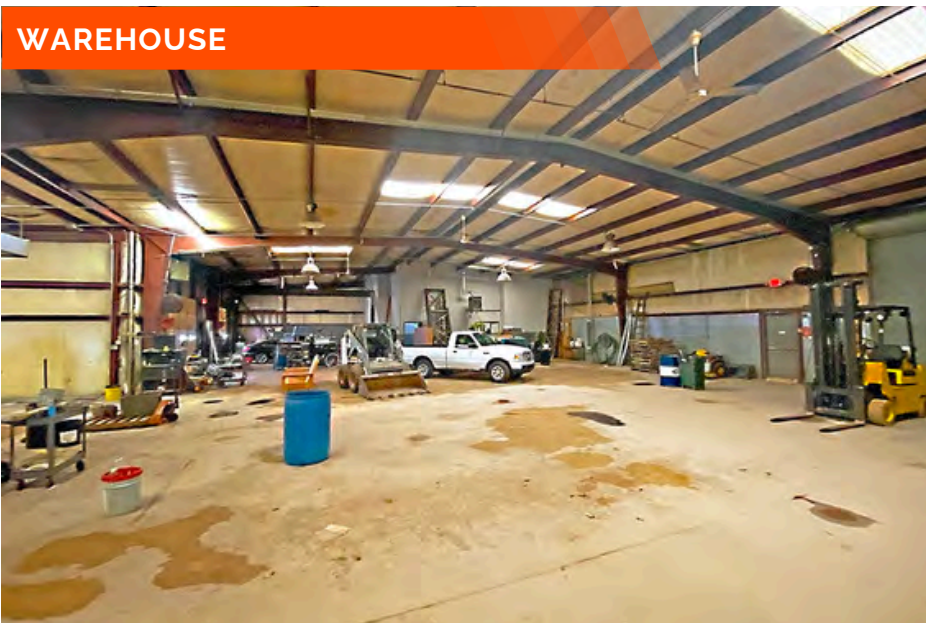
- 3 Phase
- with 480 Volt
- 400 Amps

- (2) 10'x12' Drive-In Doors
- (1) 12'x14' Drive-In Door



Ventilation

WAREHOUSE



WAREHOUSE



PROPERTY PHOTOS

1247 Belgrove Dr. St. Louis, MO 63137

OFFICE SPACE



OFFICE SPACE



BREAKROOM



ENTRYWAY



INDUSTRIAL PROPERTY SUMMARY

#2903

1247 Belgrove Dr. St. Louis, MO 63137

SALE INFORMATION:

For Sale: YES
Sale Price: \$619,000
Sale Price/SF: \$52.16
Cap Rate: -
GRM: -
NOI: -

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$7.25/SF
Lease Type: NNN
Net Charges: \$2.00
CAM Charges: -
Lease Terms: -

SQUARE FOOT INFO:

Building Total: 11,900 SF
Total Available: 11,900 SF
Direct Lease: 11,900 SF
Sublease: 0 SF
Office: 1,100 SF
Warehouse: 10,000SF
Min Divisible: 11,900 SF
Max Contiguous: 11,900 SF

LAND MEASUREMENTS:

Acres: 0.51 AC
Frontage: 150 FT
Depth: IRR

PROPERTY INFORMATION:

Parcel No: 10E331061
County: Saint Louis
Zoning: Light Industrial
Industrial Park: Bellefontaine
Neighbors
Prior Use: Machine Shop
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$12,770
Tax Year: 2023

FACILITY INFORMATION:

Heating: YES
Cooling: YES
Insulated: YES
Sprinklers/Type: NO
Skylights: NO
Ventilation: YES
Compressed Air: YES
Lighting: Fluorescent, LED
Men's Restroom: YES
Women's Restroom: YES
Shower: YES
Breakroom: YES

STRUCTURAL DATA:

Year Built: 1989
Rehab Year: -
Clearance Min: 8'
Clearance Max: 16'
Bay Spacing: -
Style: -
Roof Type & Age: Metal
Exterior: Metal-Clear Span
Floors: 1
Floor Type: Concrete
Floor Thickness: -
Floor Drains: NO

ACCESS POINTS:

Truck Dock: -
Dock Levelers: -
Drive-In Doors: (2) 10'x12', (1) 12'x14'

OVERHEAD CRANES:

Cranes: 1
Size: 3 Ton
Hook Height: 6 FT

PARKING:

Spaces: 6
Surface Type: Asphalt
Yard: -
Extra Land: -

INDUSTRIAL PROPERTY SUMMARY

#2903

1247 Belgrove Dr. St. Louis, MO 63137

UTILITY INFORMATION:

Water Provider: MO American Water
Size & Location: On-Site
Sewer Provider: MSD
Size & Location: On-Site
Gas Provider: Spire
Size & Location: On-Site
Electric Provider: Ameren
Size & Location: On-Site
AMPS: 400
Phase: 3
Power: 480 Volt
Telecom Provider: Charter/Spectrum
Location: -

TRANSPORTATION:

Interstate: I-270
Rail: NO
Barge: NO
Airport: NO



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