

FOR SALE -OR- LEASE

1247 Belgrove Dr.,
St. Louis, MO 63137

11,900 SF OFFICE/WAREHOUSE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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AREA MAP

1247 Belgrove Drive, St. Louis, MO 63137



LOCATION OVERVIEW

Located 1/3 mile from I-270 at the Lilac Ave exit (Exit 33).



BREAK ROOM



OVERHEAD CRANE

EXIT

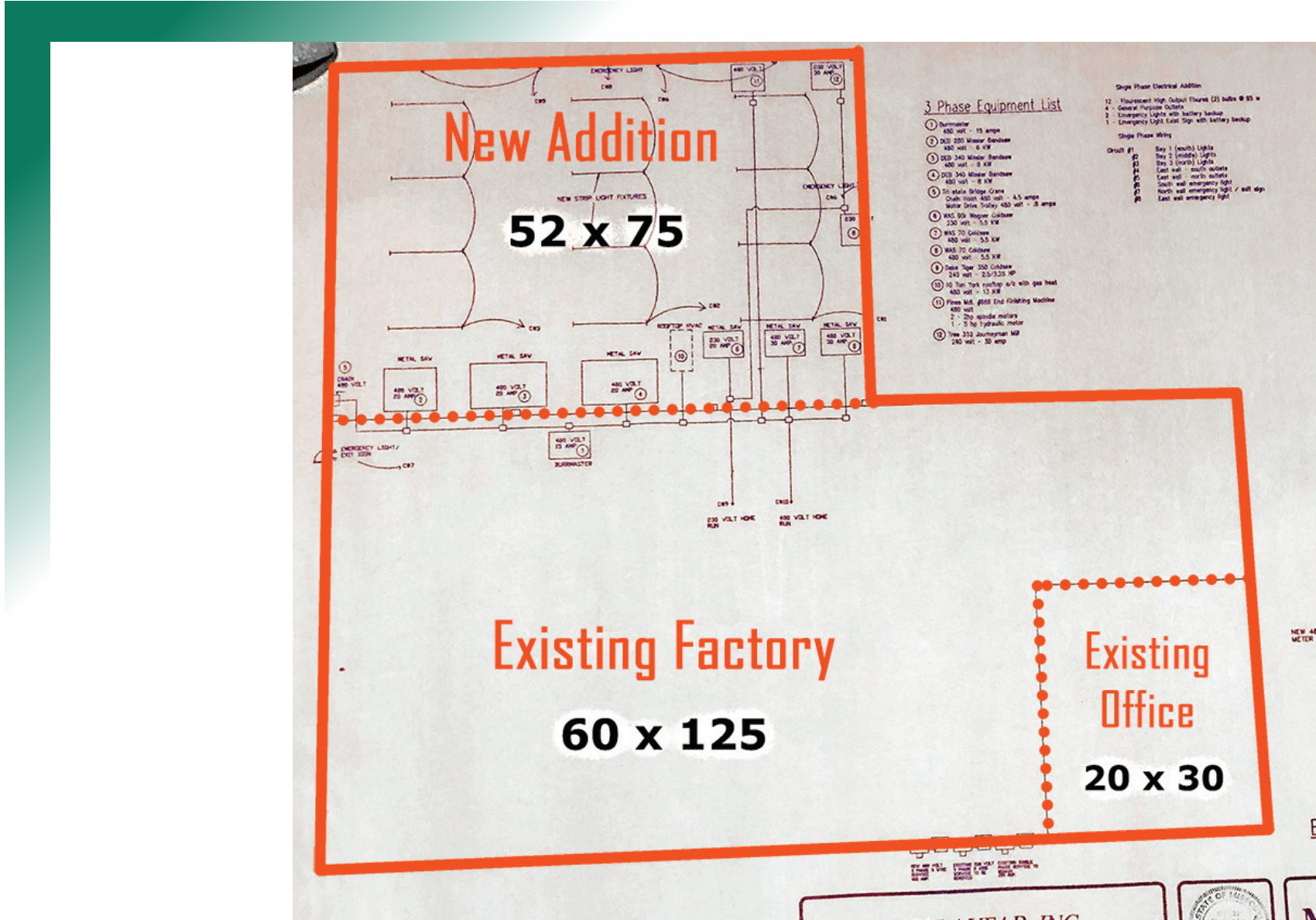
EXIT 33



I-270

FLOOR PLAN

1247 Belgrove Drive, St. Louis, MO 63137



*Not to Scale

PROPERTY PHOTOS

1247 Belgrove Drive, St. Louis, MO 63137



PROPERTY PHOTOS

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INDUSTRIAL PROPERTY SUMMARY

1247 BELGROVE DRIVE

LISTING # 2903

LOCATION DETAILS:

Parcel #: 10E331061
County: MO - Saint Louis
Zoning: Light Industrial - BELLEFONTAI

PROPERTY OVERVIEW:

Building SF: 11,900
Vacant SF: -
Usable Sqft: 11,900
Office SF: 1,100
Warehouse SF: 10,000
Min Divisible SF: 11,900
Max Contig SF: 11,900
Lot Size: 0.51 Acres
Frontage: 150'
Depth: IRR
Parking Spaces: 6
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1989
Renovated: -
Clear Ht Min: 8'
Clear Ht Max: 16'
Bay Spacing: -
Construction Type: Metal-Clear Span,Metal
Roof: Metal
Floor Type: Concrete

FACILITY INFORMATION:

Heat: Yes
AC: Yes
Lighting: Fluorescent, LED
Sprinklers: No
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: No
Showers: Yes
Floor Drains: No

LOADING & DOORS:

Dock Doors: -
of Dock Doors: -
Dock Levelers: -
Dock Leveler Capacity: -
Drive In Doors: 3
Drive In Door Size: (2) 10'x12' (1) 12'x14'

TRANSPORATION:

Interstate Access: I-270
Airport Access: St. Louis Lambert International
Rail Access: No
Rail Line: -
Rail Status: -



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INDUSTRIAL PROPERTY SUMMARY PG 2

1247 BELGROVE DRIVE

UTILITY INFO:

Water Provider:	MO American Water
Water Location:	On Site
Sewer Provider:	MSD
Sewer Location:	On Site
Gas Provider:	Spire
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	-
Voltage High:	-
Amps:	480
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$12,770.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$599,000
Price / SF:	\$50.34
Lease Rate:	\$8.90/MO
Lease Type:	Modified Gross
NNN Expenses:	\$0.00

PROPERTY DESCRIPTION:

12,500 SF Industrial Building For Sale or Lease.
11,400 SF Warehouse with (2) 12'x10' Drive-In Door, (1) 12'x14' Drive-In Door.
480 volt 3 phase 400 amps
3 Ton Bridge Crane with 6 FT Hook Height.
1,100 SF of Office Space. Building Last used as a machine shop.