

FOR SALE -AND- LEASE

1247 Belgrove Dr.
St. Louis, MO 63137



12,600 SF OFFICE/WAREHOUSE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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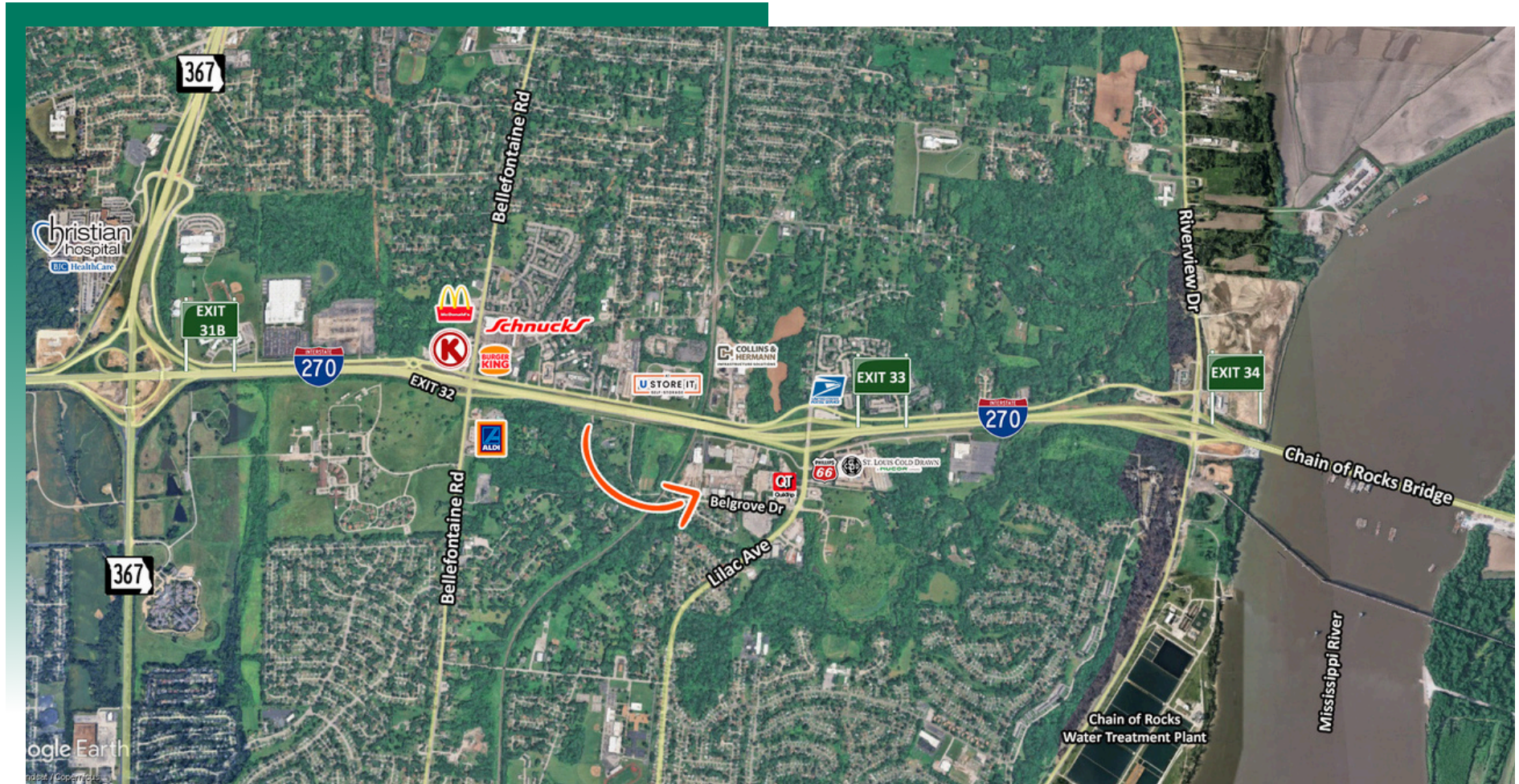
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1247 Belgrove Dr. St. Louis, MO 63137



LOCATION OVERVIEW

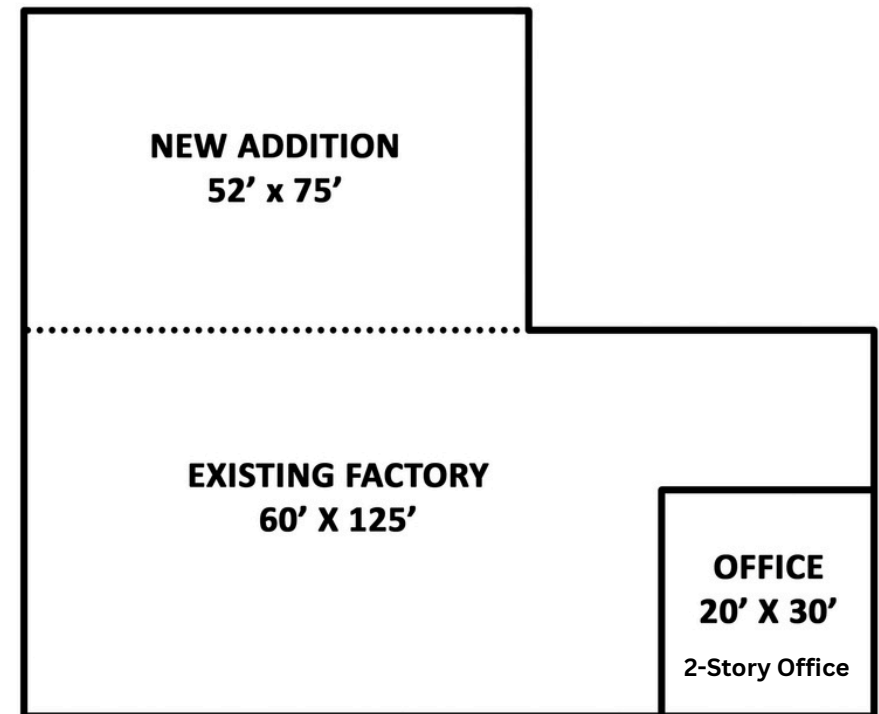
Located in an industrial area just 0.40 miles South of I-270 (exit 33) and Lilac Ave.

EXTERIOR IMAGES/FLOOR PLAN/DESCRIPTION

1247 Belgrove Dr. St. Louis, MO 63137



- 11,400 SF Warehouse
- (2) 10'x12' Drive-In Doors
- (1) 12'x14' Drive-In Door
- 480 volt, 3-phase, 400 amp electric service
- 3-ton bridge crane with 6' hook height
- 2-story office



*Not to scale

WAREHOUSE IMAGES

1247 Belgrove Dr. St. Louis, MO 63137

CRANE



CRANE



WAREHOUSE



WAREHOUSE



OFFICE IMAGES

1247 Belgrove Dr. St. Louis, MO 63137

OFFICE



OFFICE



BREAKROOM



ENTRYWAY



INDUSTRIAL PROPERTY SUMMARY

1247 BELGROVE DRIVE

LISTING # 2903

LOCATION DETAILS:

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

PROPERTY OVERVIEW:

Building SF: 12,600
Office SF: 1,200
Warehouse SF: 11,400
Min Divisible SF: 12,600
Max Contig SF: 12,600
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
Clear Ht Min: 8'
Clear Ht Max: 16'
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: No
Drive In Doors: 3
Drive In Door Size: (2) 10x12 & (1) 12x14

TRANSPORATION:

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

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 High:	480
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$12,952.00
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	\$544,000
Price / SF:	\$43.17
Lease Rate:	\$8.00 / SF
Lease Type:	Modified Gross

PROPERTY DESCRIPTION:

12,600 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 amp electric service. 3 Ton Bridge Crane with 6 FT Hook Height. 1,200 SF of Office Space. Building last used as a machine shop.