

FOR SALE -AND- LEASE

1247 Belgrove Dr.
St. Louis, MO
63137



11,900 SF OFFICE/WAREHOUSE

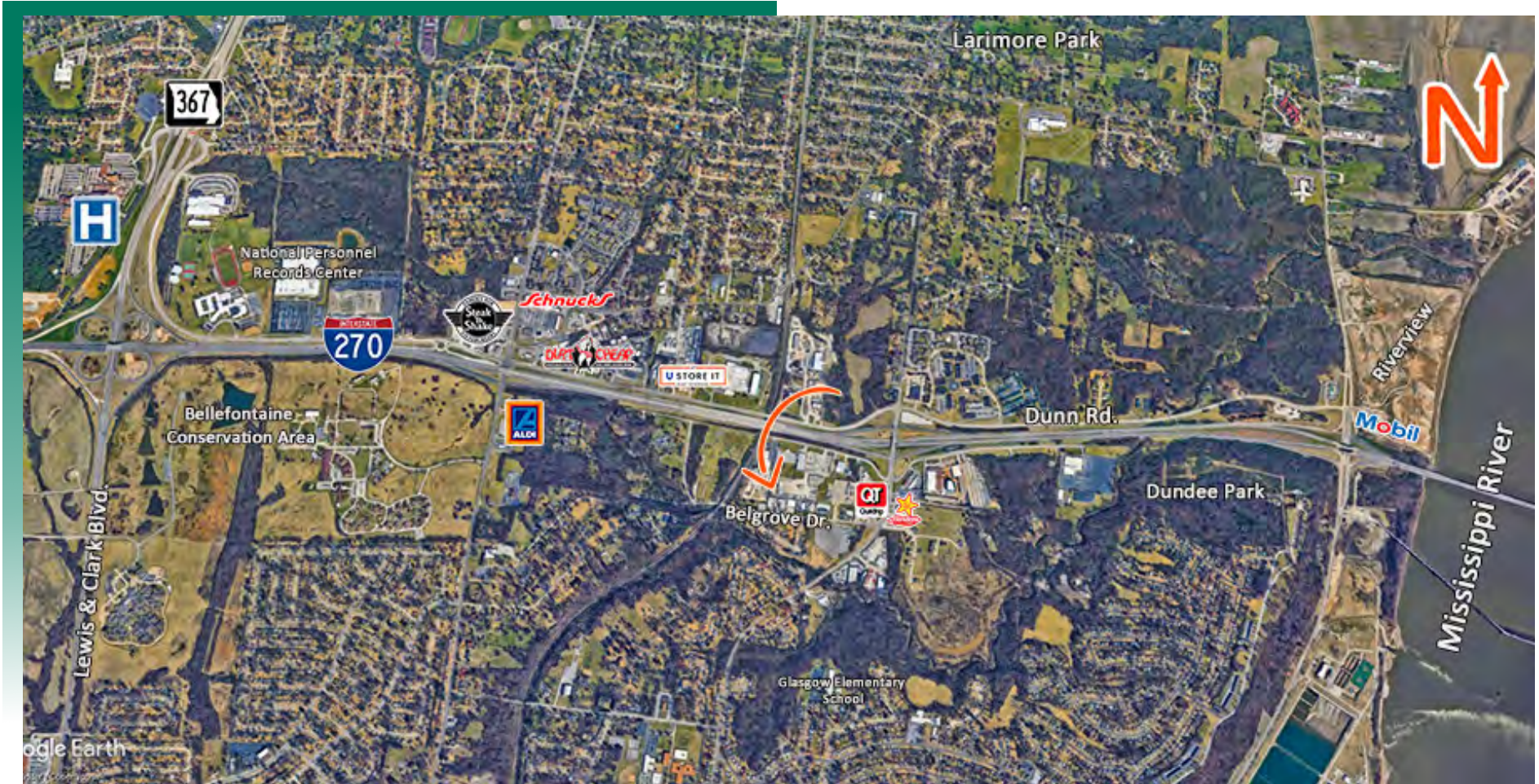
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AREA MAP

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



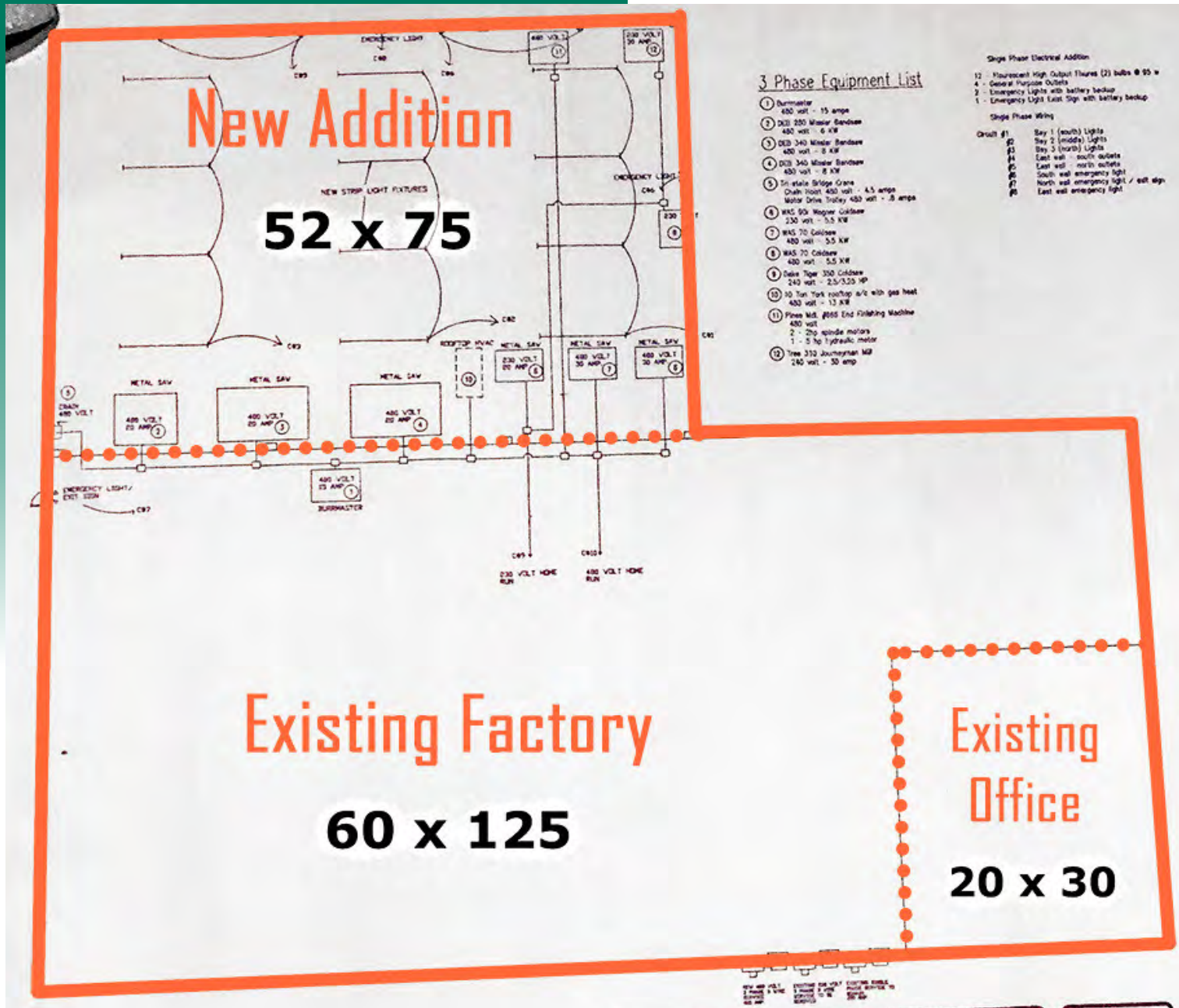
Overhead
Crane

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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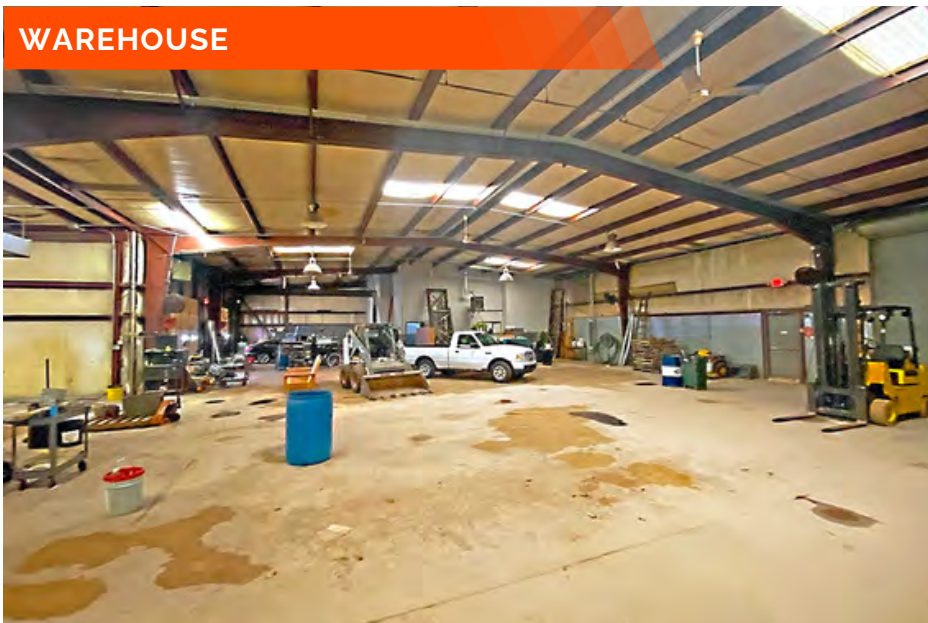
- 3 Phase
- with 480 Volt
- 400 Amps

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



Ventilation

WAREHOUSE



WAREHOUSE



PROPERTY PHOTOS

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OFFICE SPACE



OFFICE SPACE



BREAKROOM



ENTRYWAY



INDUSTRIAL PROPERTY SUMMARY

#2903

1247 Belgrove Dr. St. Louis, MO 63137

SALE INFORMATION:

For Sale:	YES
Sale Price:	\$650,000
Sale Price/SF:	\$52.00
Cap Rate:	-
GRM:	-
NOI:	-

LEASE INFORMATION:

For Lease:	YES
Lease Rate:	\$7.50/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

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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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