

FOR LEASE

715 Sherman St.
(IL Route 161)
Belleville, IL 62221



5,344 SF RETAIL/WAREHOUSE

BARBERMURPHY

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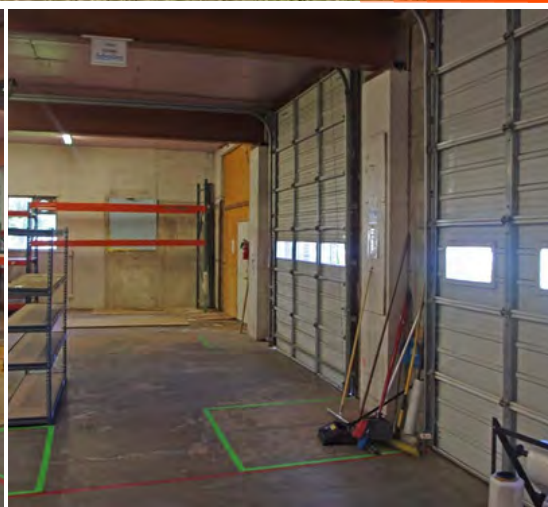




Warehouse space features (1) 8 FT overhead door and (2) 12 FT Overhead doors.

5,300 + SF Retail/Warehouse

The clear span warehouse is heated with ventilation. It features 1,400 SF of showroom/retail area.



PROPERTY HIGHLIGHTS



Ventilation



12' Clear Height



(3) Overhead Doors



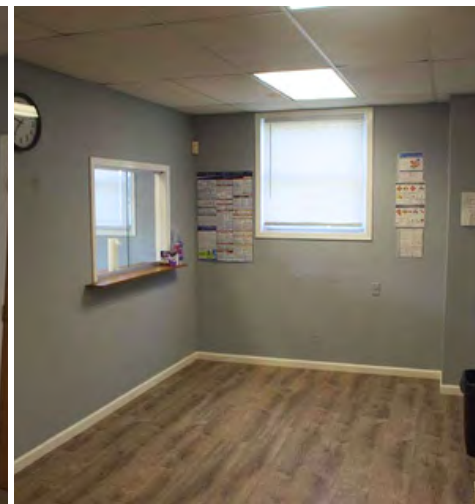
Heat



**800 SF
Office space
featuring
one private
office.**

The office area features a cubicle area, Restroom, waiting room and reception area.

800 SF Office



**PROPERTY
HIGHLIGHTS**



1
Office



Restroom



Cubical
Area



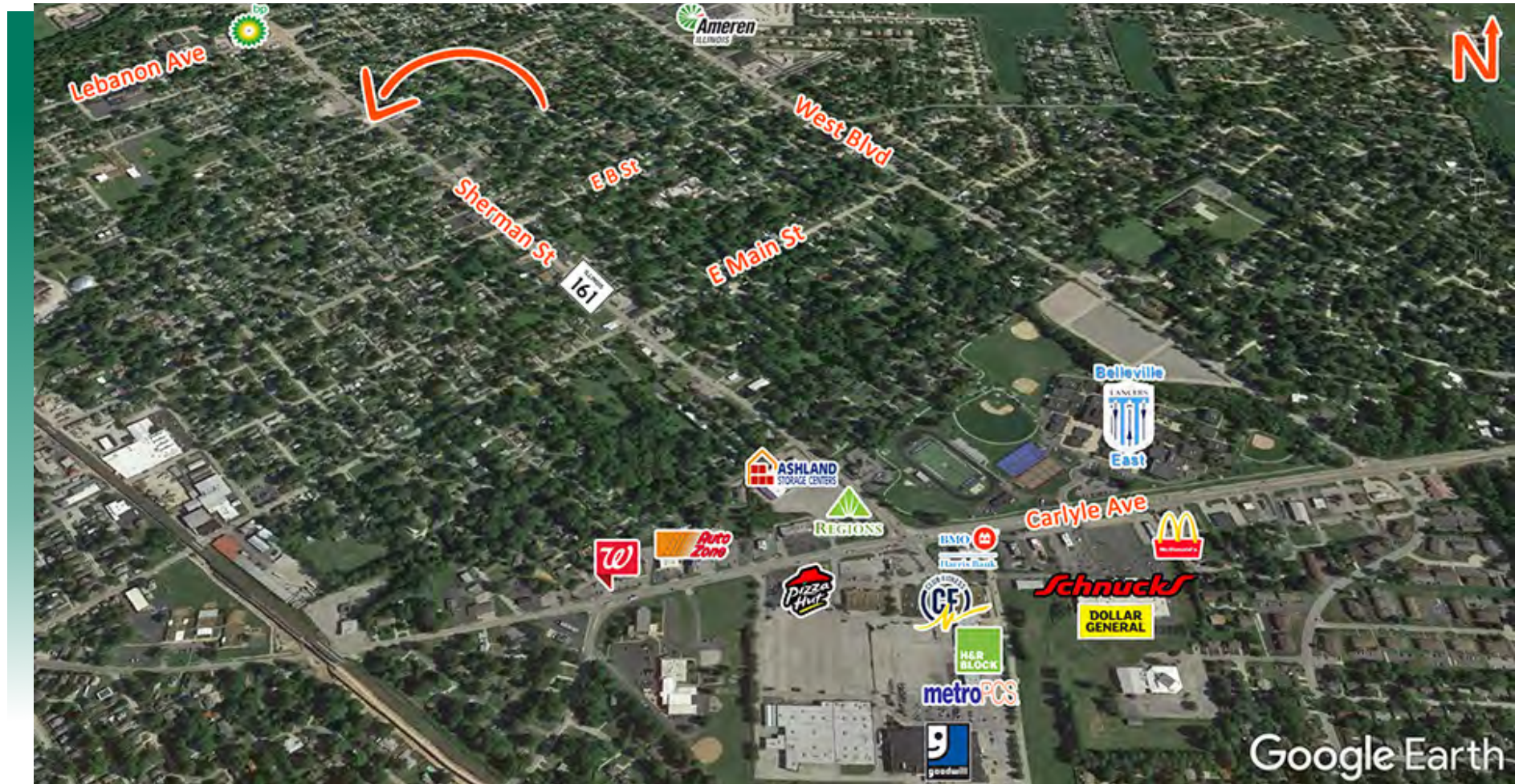
Waiting
Room



Reception
Area





AREA MAP

715 SHERMAN STREET, BELLEVILLE, IL 62221



LOCATION OVERVIEW

The 5,300 + SF retail/warehouse is located directly off of Sherman Street (IL Route 161), adjacent to multiple retail users on Carlyle Ave. in Belleville, Illinois.

 11 Parking Spaces	 13,200 ADT
 Zoning: C-1 Light Commercial	 Signage

FLOOR PLAN

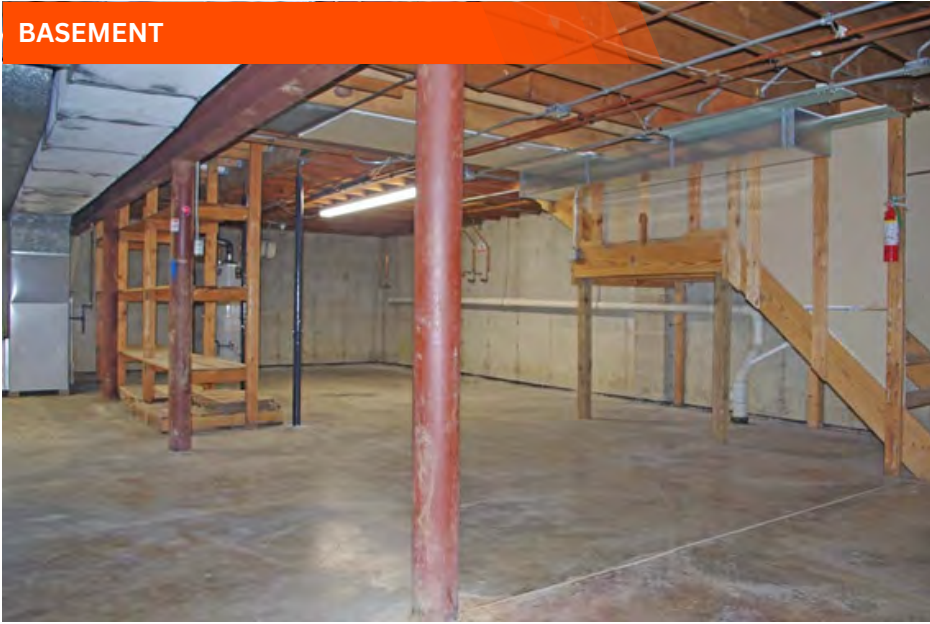
715 SHERMAN STREET, BELLEVILLE, IL 62221



PROPERTY PHOTOS

715 SHERMAN STREET, BELLEVILLE, IL 62221

BASEMENT



BASEMENT



SHOWROOM



SHOWROOM



RETAIL PROPERTY DESCRIPTION

715 SHERMAN STREET, BELLEVILLE, IL 62221

#2809

LEASE INFORMATION

FOR LEASE: YES
LEASE RATE: \$3,500/MONTH
LEASE TYPE: GROSS

SQUARE FOOT INFO:

BUILDING TOTAL: 6,464 SF
TOTAL AVAILABLE: 5,344 SF
DIRECT LEASE: 5,344 SF
SUBLEASE:
OFFICE: 800 SF
MIN DIVISIBLE: 5,344 SF
MAX DIVISIBLE: 5,344 SF

LAND MEASUREMENTS

ACRES: .42 ACERS



STRUCTURAL DATA:

YEAR BUILD: 1968
CLEARANCE MAX: 12'
EXTERIOR: BLOCK/
WOOD FRAME
FLOORS: 2
SIGNAGE: YES

PROPERTY INFORMATION:

PARCEL NO: 08-15.0-427-073
COUNTY: ST. CLAIR
ZONING: C-1
TRAFFIC COUNT: 13,200 ADT
PROPERTY TAX: \$9,346.86
TAX YEAR: 2022

COMMENTS:

5,300 + SF of retail/warehouse space. 800 SF office with one private office, cubicle area restroom, reception and waiting room. 1,400 SF showroom/retail area, clear spa. 3,000 SF warehouse space with 3 overhead doors. Partial basement for additional storage space.

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