

# FOR SALE

300 Old Fullerton Rd.  
Belleville, IL 62220



7,468 SF OFFICE/WAREHOUSE ON 2.6 ACRES

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

**Steve Zuber - CCIM, SIOR**  
Principal  
Cell: (314) 409-7283  
steve@barbermurphy.com

**Cole Hensel**  
Broker Associate  
Cell: (618) 606-2646  
coleh@barbermurphy.com



# AREA MAP

300 Old Fullerton Rd., Belleville, IL 62220



## LOCATION OVERVIEW

Located on Old Fullerton Rd only 0.5 Miles off IL Route 159. Easy access to IL Route 15 (3 miles) and only 4 miles to I-64

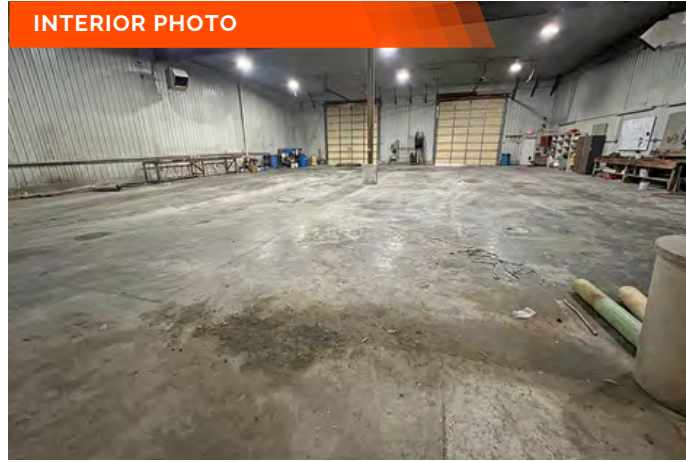
# PROPERTY PHOTOS

300 Old Fullerton Rd., Belleville, IL 62220

EXTERIOR PHOTO



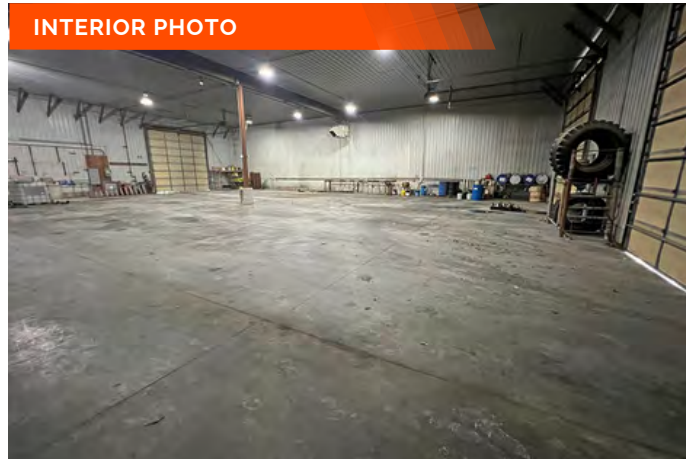
INTERIOR PHOTO



EXTERIOR PHOTO



INTERIOR PHOTO



(3) 14'x16'  
Drive-In Doors



18' Clear Height



3 Phase  
Power



Insulated  
Warehouse

## PROPERTY HIGHLIGHTS

7,468 SF Office/Warehouse with (3) 16'x14' Drive-In Doors and 18' Clear Span Clear Height. 3 Phase 225 AMP, 208/120V Electrical Service. Warehouse is Heated and Insulated.

# PROPERTY PHOTOS

300 Old Fullerton Rd., Belleville, IL 62220

YARD

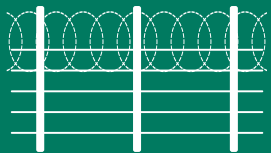


YARD



## PROPERTY HIGHLIGHTS

Property is situated on 2.63 fully concrete acres.  
Equipped with 10 bulk storage bunkers. The yard is secured with a 3 strand barbed wire, 8' chain link fence.



Security Fence



Fully Concreted Site

YARD



# INDUSTRIAL PROPERTY SUMMARY

#2921

300 Old Fullerton Rd., Belleville, IL 62220

## SALE INFORMATION:

|                |           |
|----------------|-----------|
| Sale Price:    | \$750,000 |
| Sale Price/SF: | \$100.43  |
| Cap Rate:      | N/A       |
| GRM:           | N/A       |
| NOI:           | N/A       |

## SQUARE FOOT INFO:

|                  |          |
|------------------|----------|
| Building Total:  | 7,468 SF |
| Total Available: | 7,468 SF |
| Direct Lease:    | 0 SF     |
| Sublease:        | 0 SF     |
| Office:          | 968 SF   |
| Warehouse:       | 6,500 SF |
| Min Divisible:   | 7,468 SF |
| Max Contiguous:  | 7,468 SF |

## LAND MEASUREMENTS:

|           |         |
|-----------|---------|
| Acres:    | 2.63 AC |
| Frontage: | 336 FT  |
| Depth:    | 543 FT  |

## PROPERTY INFORMATION:

|                     |                  |
|---------------------|------------------|
| Parcel No:          | 08-16.0-201-044  |
| County:             | St. Clair        |
| Zoning:             | Light Industrial |
| Industrial Park:    | N/A              |
| Prior Use:          | Concrete Plant   |
| TIF:                | Yes              |
| Enterprise Zone:    | No               |
| Foreign Trade Zone: | No               |
| Survey:             | No               |
| Environmental:      | No               |
| Archaeological:     | No               |
| Property Tax:       | \$5,292          |
| Tax Year:           | 2022             |

## FACILITY INFORMATION:

|                   |           |
|-------------------|-----------|
| Heating:          | Warehouse |
| Cooling:          | Office    |
| Insulated:        | Yes       |
| Sprinklers/Type:  | None      |
| Skylights:        | No        |
| Ventilation:      | No        |
| Compressed Air:   | No        |
| Lighting:         | LED       |
| Men's Restroom:   | Yes       |
| Women's Restroom: | Yes       |
| Shower:           | No        |
| Breakroom:        | No        |

## STRUCTURAL DATA:

|                    |                     |
|--------------------|---------------------|
| Year Built:        | 1954                |
| Rehab Year:        | 2023                |
| Clearance Min:     | 18'                 |
| Clearance Max:     | 18'                 |
| Bay Spacing:       | Clear Span          |
| Roof Type & Age:   | Metal               |
| Construction Type: | Steel               |
| Floors:            | 1                   |
| Floor Type:        | Reinforced Concrete |
| Floor Thickness:   | 6"                  |
| Floor Drains:      | No                  |

## ACCESS POINTS:

|                 |             |
|-----------------|-------------|
| Truck Dock:     | None        |
| Dock Levelers:  | N/A         |
| Drive-In Doors: | (3) 14'x16' |

## OVERHEAD CRANES:

|              |     |
|--------------|-----|
| Cranes:      | No  |
| Size:        | N/A |
| Hook Height: | N/A |

## PARKING:

|               |          |
|---------------|----------|
| Spaces:       | 25       |
| Surface Type: | Concrete |
| Yard:         | 2.63 AC  |

(fully concreted)

# INDUSTRIAL PROPERTY SUMMARY

#2921

300 Old Fullerton Rd., Belleville, IL 62220

## UTILITY INFORMATION:

|                    |             |
|--------------------|-------------|
| Water Provider:    | City Served |
| Size & Location:   | On Site     |
| Sewer Provider:    | City Served |
| Size & Location:   | On Site     |
| Gas Provider:      | Ameren IL   |
| Size & Location:   | On Site     |
| Electric Provider: | Ameren IL   |
| Size & Location:   | On Site     |
| AMPS:              | 225         |
| Phase:             | 3           |
| High Volts:        | 208         |
| Low Volts:         | 120         |

## TRANSPORTATION:

|             |                |
|-------------|----------------|
| Interstate: | I-64 (4 miles) |
| Rail:       | N/A            |
| Barge:      | N/A            |
| Airport:    | N/A            |



## COMMENTS:

6,500 SF clear span warehouse with (3) Drive-In Doors and 18' Clear Height. 3 phase power. 968 SF office. 2.63 fully concrete acres.



**Steve Zuber - CCIM, SIOR**  
Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com



**Cole Hensel**  
Broker Associate  
Office: (618) 277-4400 (Ext. 28)  
Cell: (618) 606-2646  
coleh@barbermurphy.com