

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
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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

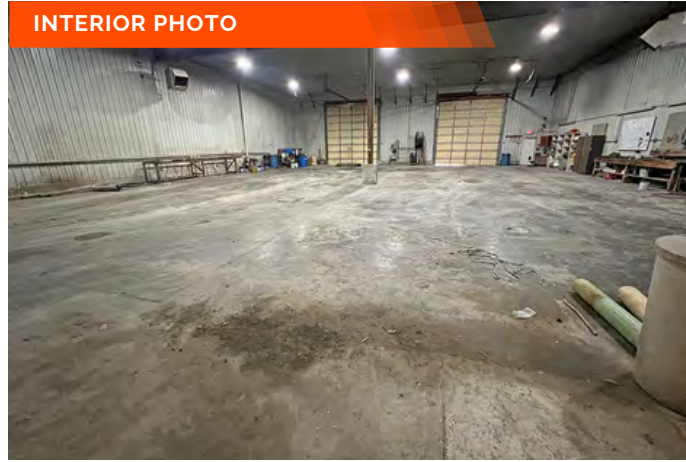
PROPERTY PHOTOS

300 Old Fullerton Rd., Belleville, IL 62220

EXTERIOR PHOTO



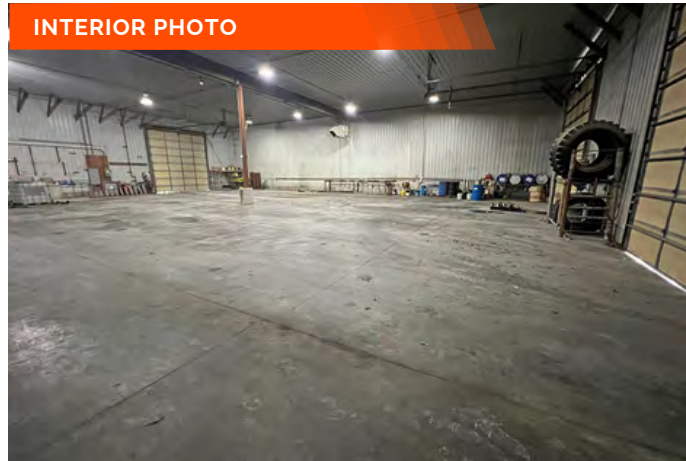
INTERIOR PHOTO



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

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YARD

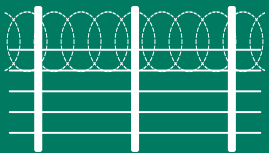


YARD



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

300 OLD FULLERTON ROAD

LISTING # 2921

LOCATION DETAILS:

Parcel #: 08-16.0-201-044
County: IL - St. Clair
Zoning: Light Industrial

PROPERTY OVERVIEW:

Building SF: 7,468
Office SF: 968
Warehouse SF: 6,500
Min Divisible SF: 7,468
Max Contig SF: 7,468
Lot Size: 2.63 Acres
Frontage: 336'
Depth: 543'
Parking Spaces: 25
Parking Surface Type: Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1954
Renovated: 2023
Clear Ht Min: 18'
Clear Ht Max: 18'
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Warehouse
AC: Office
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: None
Dock Levelers: N/A
Drive In Doors: 3
Drive In Door Size: (3) 14'x16'

TRANSPORATION:

Interstate Access: 0.5 Miles to IL Rte 159, 3 Miles to IL Rte 15, & 4 Miles to I-64
Airport Access: N/A
Rail Access: N/A
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

300 OLD FULLERTON ROAD

UTILITY INFO:

Water Provider:	City Served
Water Location:	On Site
Sewer Provider:	City Served
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	208
Amps:	225
Phase:	3



TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$5,292.42
Tax Year:	2022

SALE INFORMATION:

Sale Price:	\$695,000
Price / SF:	\$93.06

PROPERTY DESCRIPTION:

7,468 SF Office/Warehouse, Clear Span with (3) 14'x16' Drive-In Doors and 18' Clear Height. 3 Phase 225 AMP, 208/120V Electrical Service. Warehouse is Heated and Insulated.

The 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.