

FOR LEASE

1925 S Illinois St.
Belleville, IL 62220

2,000 SF



LEASE RATE: \$2,500/MO, Modified Gross

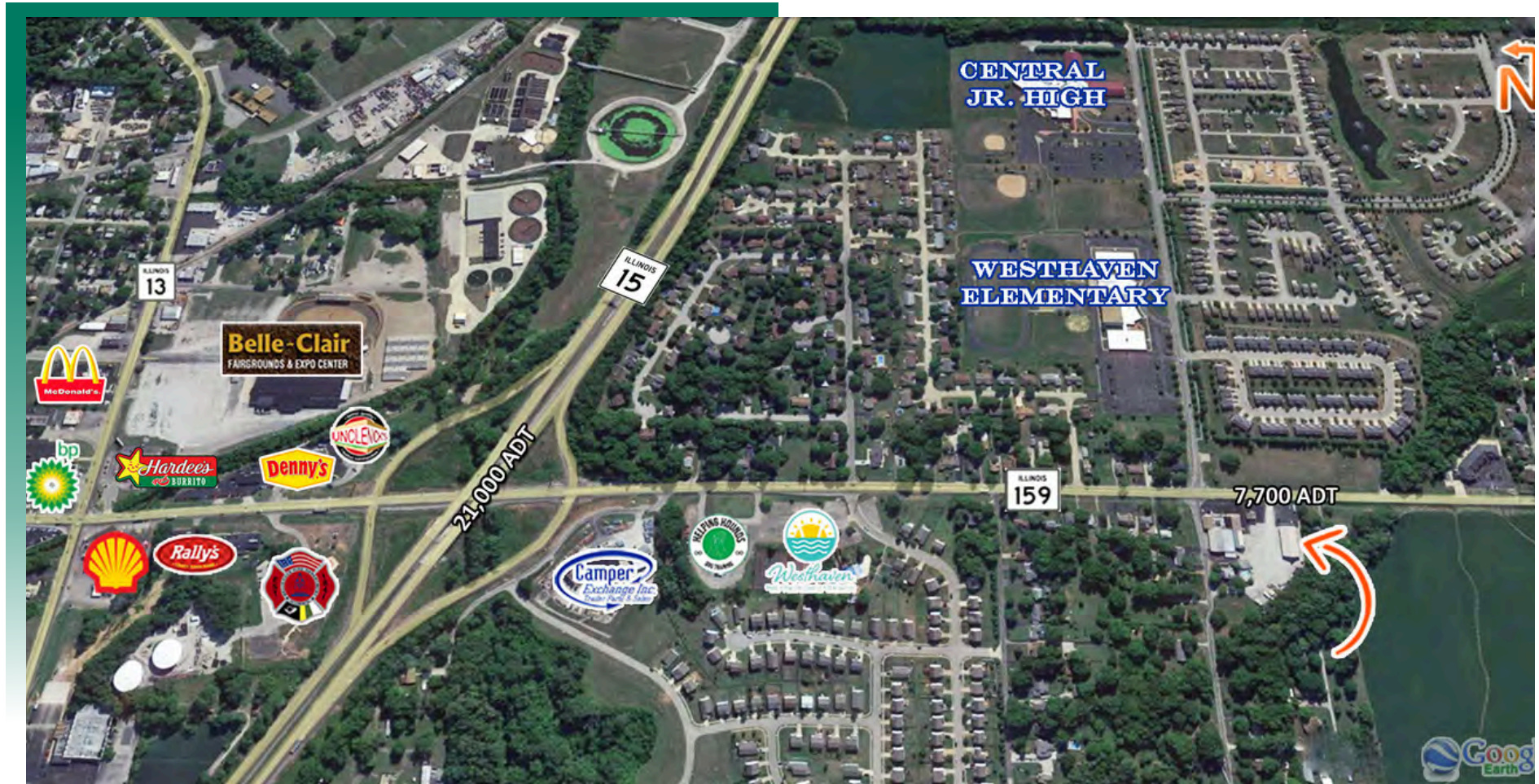
BARBERMURPHY
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AREA MAP

1925 S Illinois St., Belleville, IL 62220

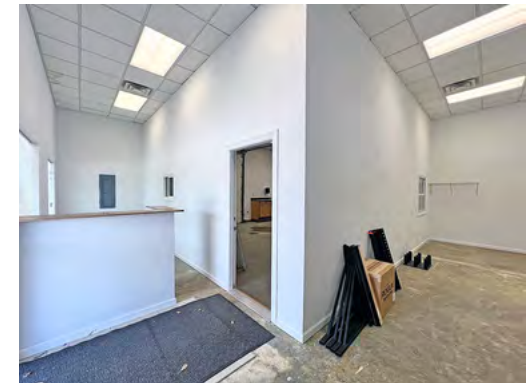
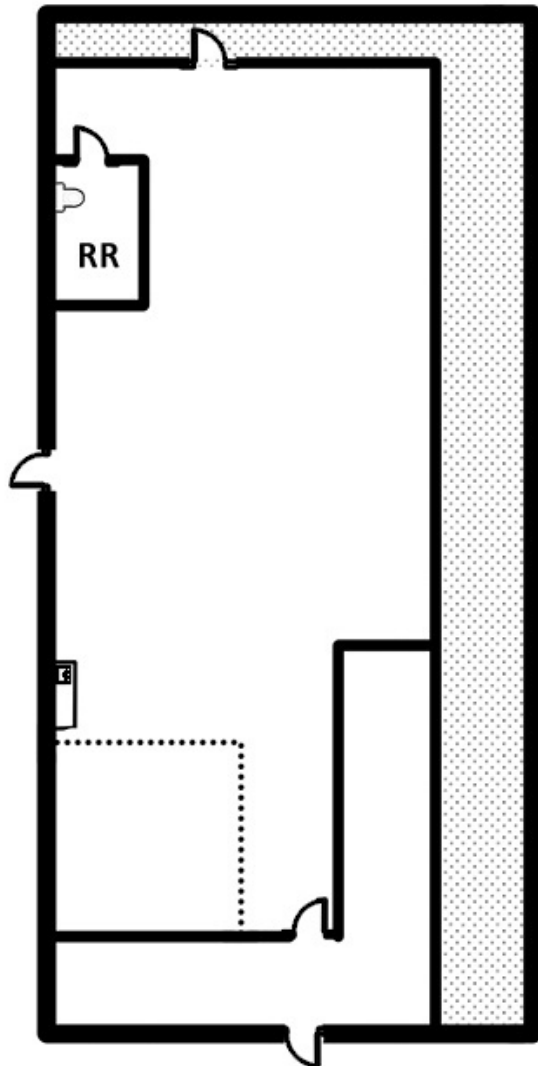


LOCATION OVERVIEW

Great visibility on IL - 159 which is a main thoroughfare between Belleville and surrounding Southern Illinois communities. Located 1 mile South of IL-15 and less than 5 minutes from downtown Belleville square. Outside City of Belleville limits.

FLOOR PLAN / IMAGES

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2,000+/- office, flex space available adjacent to MetroEast Cross Fit. Approximately 335 SF of front office/retail and 1,665 SF of warehouse/storage with a 12'x12' OHD (drive in) on the South side. Would be ideal for a small office user in need of storage or package staging - such as an e-commerce user. 12' ceilings and private restroom. Tenant improvements negotiable.

*Not to scale

OFFICE/RETAIL PROPERTY SUMMARY

1925 SOUTH ILLINOIS ST

LISTING # 2928

LOCATION DETAILS:

Parcel #: 08-33.0-402-059
County: IL - St. Clair
Zoning: B-1

PROPERTY OVERVIEW:

Building SF: 10,560
Vacant SF: 2,000
Usable Sqft: 2,000
Min Divisible SF: 2,000
Max Contig SF: 2,000
Office SF: 335
Signage: Building
Lot Size: 1.49 Acres
Frontage: 180
Parking Spaces: 20
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2004
Ceilings: 7'-12'
Construction Type: Steel, Wood Frame

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



LEASE INFORMATION:

Lease Rate: \$2,500.00 /Month
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$7,381.00
Tax Year: 2022

DEMOGRAPHICS:

Traffic Count: 7,700

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