

FOR LEASE

1925 S Illinois St.
Belleville, IL 62220



2,000 SF OFFICE/WAREHOUSE SPACE

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

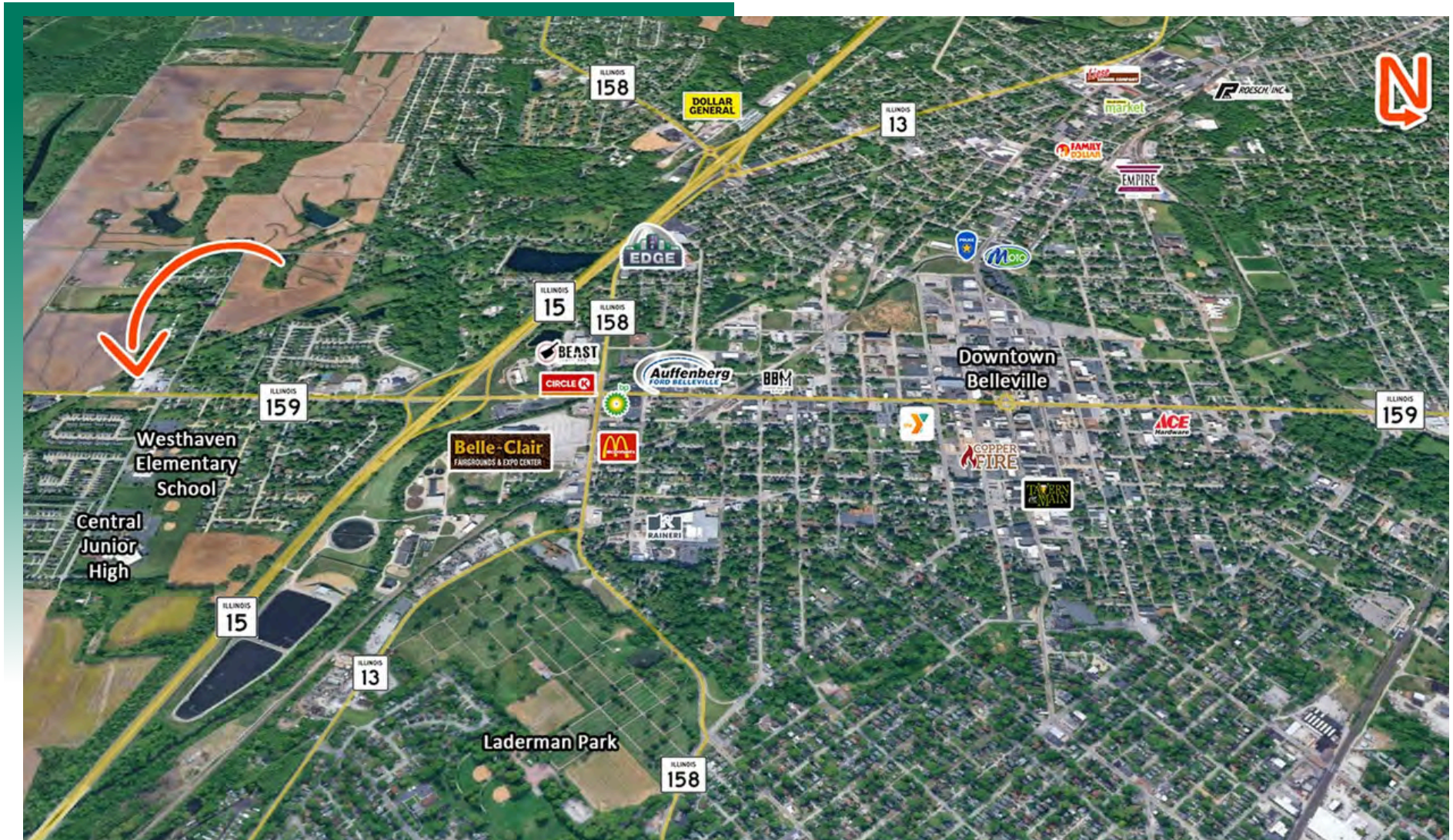
Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1925 S Illinois St., Belleville, IL 62220

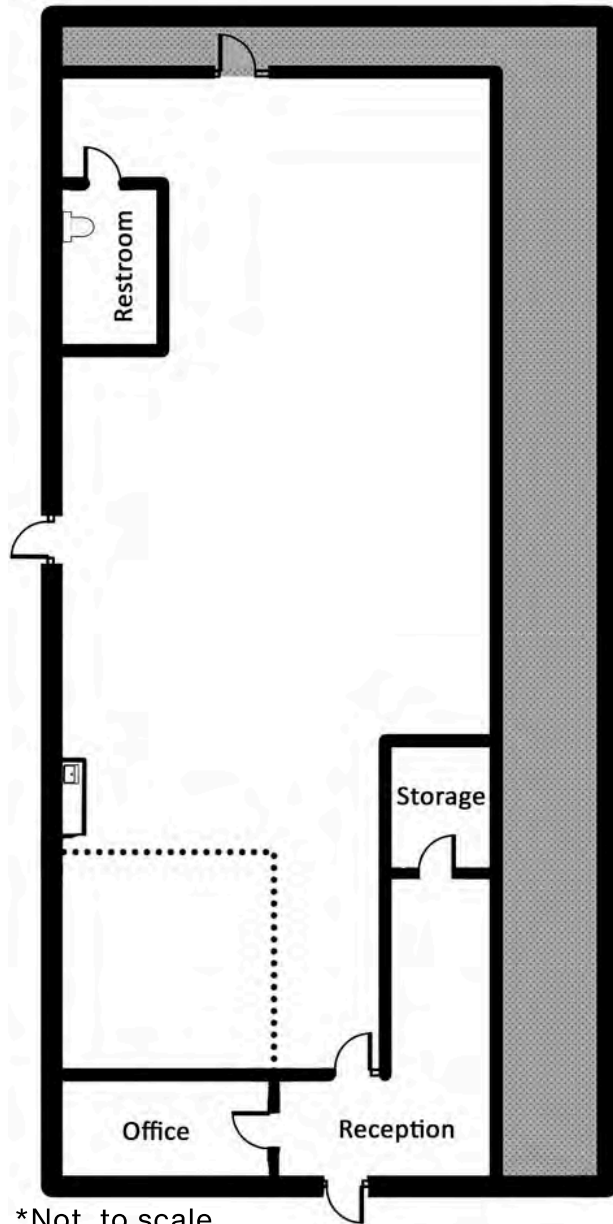


LOCATION OVERVIEW

The property is strategically positioned along Illinois Route 159, less than one mile south of Illinois Route 15, providing convenient access throughout Belleville, the Metro East, and the greater St. Louis region via Route 15 and I-255. The property sits along an established commercial/service corridor while remaining only minutes from Downtown Belleville

FLOOR PLAN, PROPERTY PHOTOS & INFORMATION

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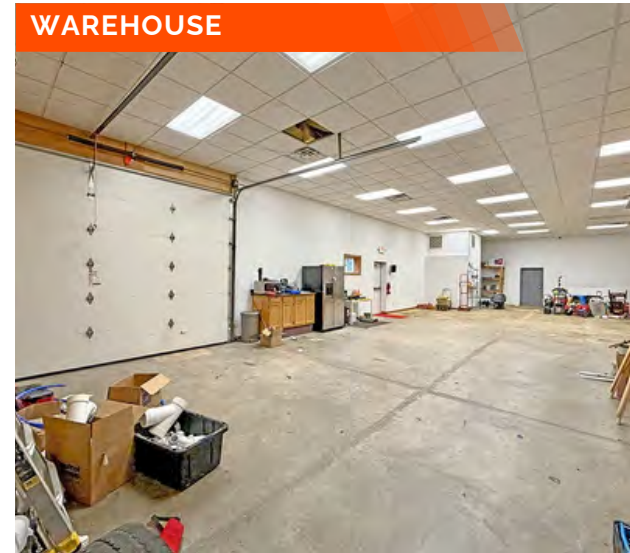


*Not to scale

WAREHOUSE



WAREHOUSE



SPACE

- 2,000 SF office/warehouse space
- 335 SF front office/retail area
- 1,665 SF warehouse
- 12' ceilings

OFFICE

- Private office and reception area
- Kitchenette and storage room
- Flexible space for conference room or additional office
- Private ADA restroom

WAREHOUSE

- 12' x 12' grade-level overhead door
- OHD located on south side
- Ideal for contractors, trades, service companies, or light distribution

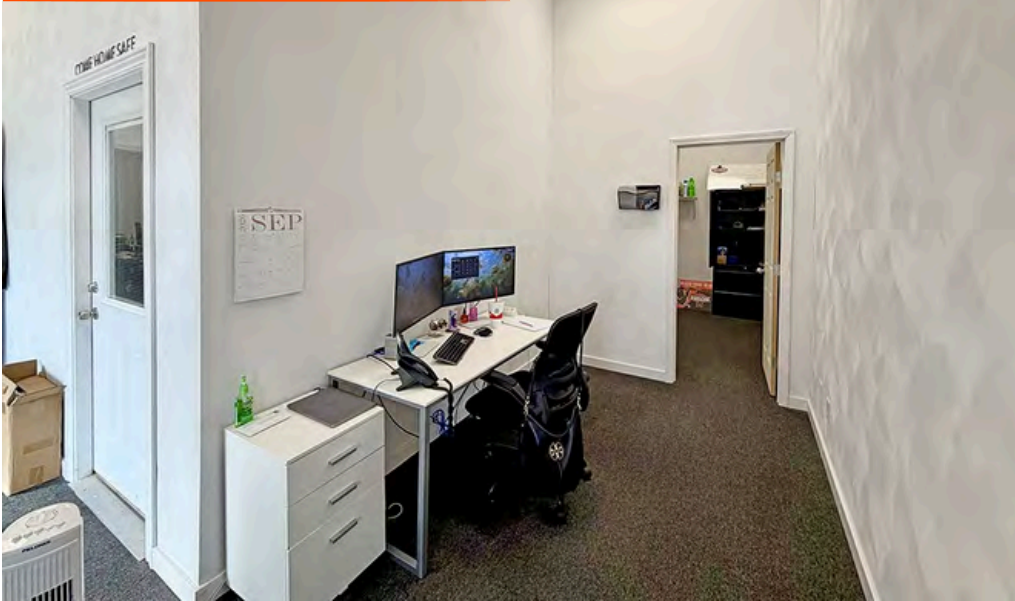
LOCATION

- High visibility along IL-159
- Main thoroughfare connecting Belleville and surrounding Southern Illinois communities

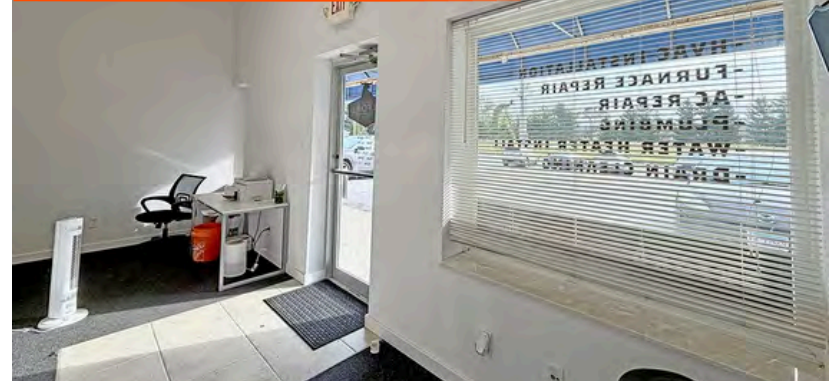
PROPERTY PHOTOS

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RECEPTION/ADMINISTRATION



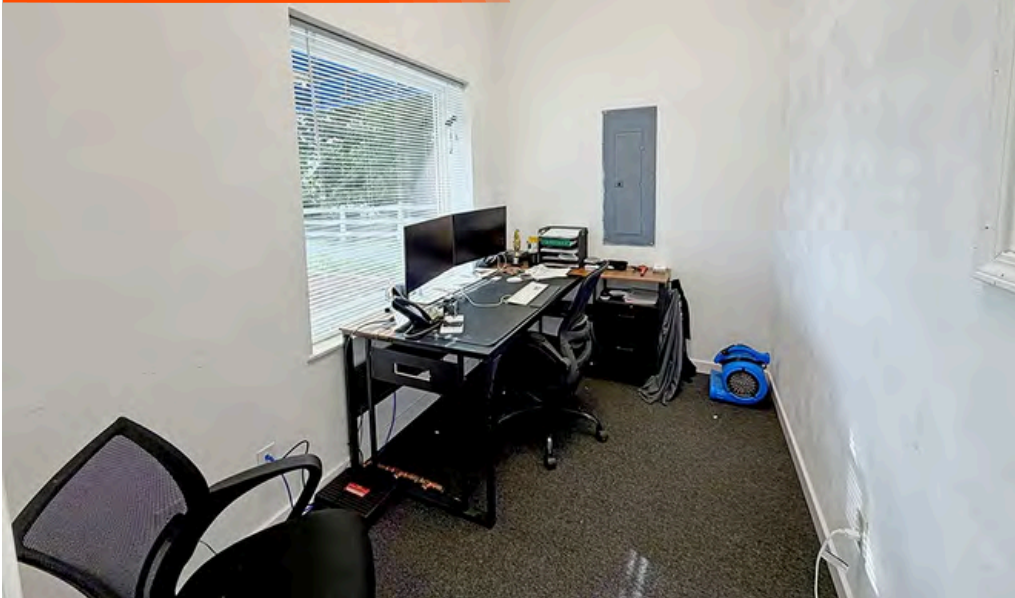
ENTRY



KITCHENETTE



PRIVATE OFFICE



STORAGE



OFFICE/RETAIL SUMMARY

1925 S ILLINOIS ST., BELLEVILLE, IL 62220

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
Renovated: 2025
Ceilings: 9'-12'
Construction Type: Steel, Wood Frame



LEASE INFORMATION:

Lease Rate: \$2,500/Month
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$8,233.18
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 8,350

PROPERTY DESCRIPTION:

The available 2,000 SF office/warehouse space offers an efficient combination of professional office and warehouse functionality, making it well suited for contractors, service companies, light distribution, trades, and other small businesses requiring both administrative and operational space. Approximately 335 SF of front office/retail and 1,665 SF of warehouse with a 12'x12' grade-level OHD on the South side. One private office with reception area, kitchenette, and storage room. Could be converted to a conference room or office. Great visibility on IL-159, which is a main thoroughfare between Belleville and surrounding Southern Illinois communities. 12 ft ceilings and a private ADA restroom.



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