

FOR SALE

222 West A Street
Belleville, IL 62220



5,335 SF INDUSTRIAL BUILDING ON 0.58 ACRE LOT

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

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@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

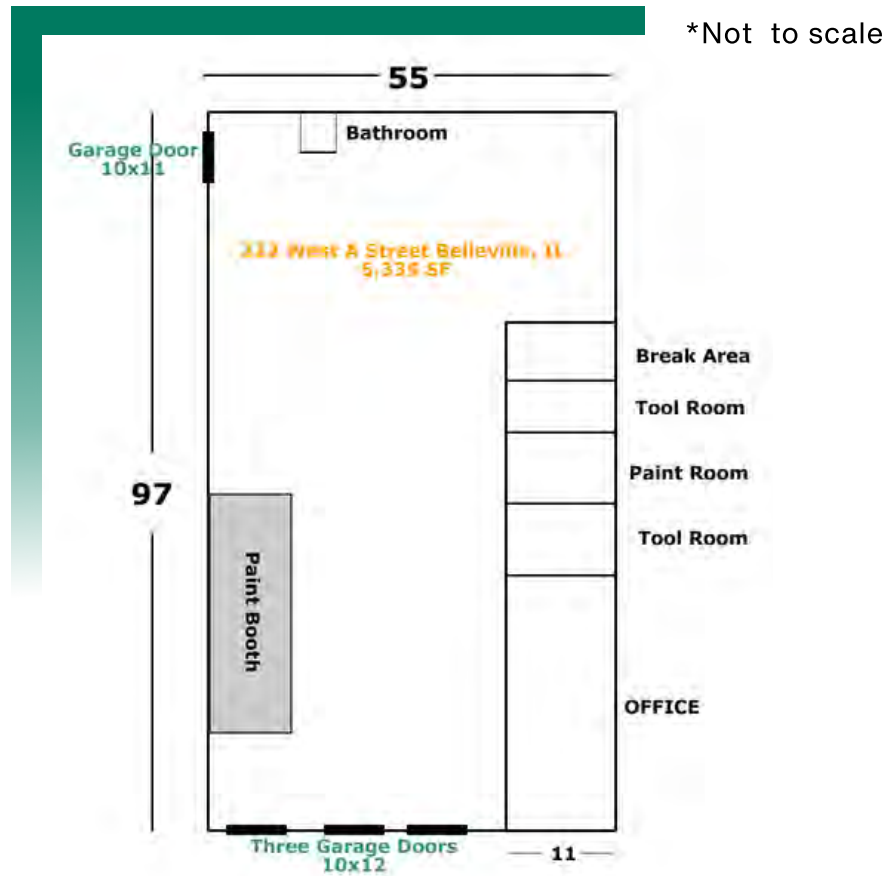
222 West A St., Belleville, IL 62220



LOCATION OVERVIEW

Located just blocks from historic downtown Belleville Square, the property combines high-utility industrial features with excellent redevelopment potential.

FLOOR PLAN



EXTERIOR - FRONT



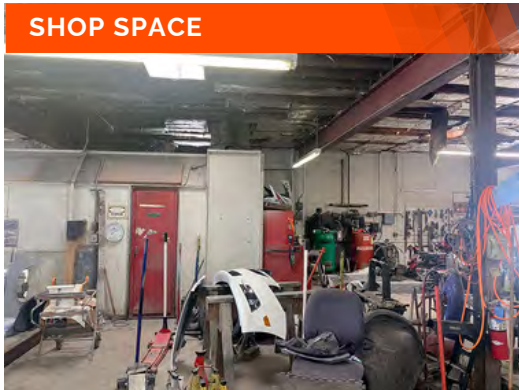
EXTERIOR - EAST SIDE



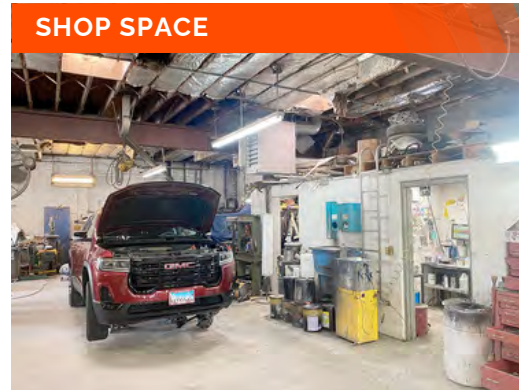
EXTERIOR - WEST SIDE



SHOP SPACE



SHOP SPACE



335 SF office and 5,000 SF shop space, 4 overhead doors (3) 10'x12', (1) 10'x11'.

INDUSTRIAL PROPERTY SUMMARY

222 WEST A STREET

LISTING # 2955

LOCATION DETAILS:

Parcel #: 08-21.0-436-041,08-21.0-436-020,08-21.0-436-049
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 5,335
Usable Sqft: 5,335
Office SF: 335
Warehouse SF: 5,000
Min Divisible SF: 5,335
Max Contig SF: 5,335
Lot Size: 0.58 Acres
Frontage: 200
Depth: IRR
Parking Spaces: 30
Parking Surface Type: Asphalt
Archeological: Yes
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1953
Renovated: 1973
Clear Ht Min: 8'
Clear Ht Max: 14'
Construction Type: Exterior - Block
Roof: Membrane
Floor Type: Concrete

FACILITY INFORMATION:

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

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: 3-10x12 / 1-10x11

TRANSPORATION:

Airport Access: MidAmerica St. Louis Airport (BLV)



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INDUSTRIAL PROPERTY SUMMARY PG 2

222 WEST A STREET

UTILITY INFO:

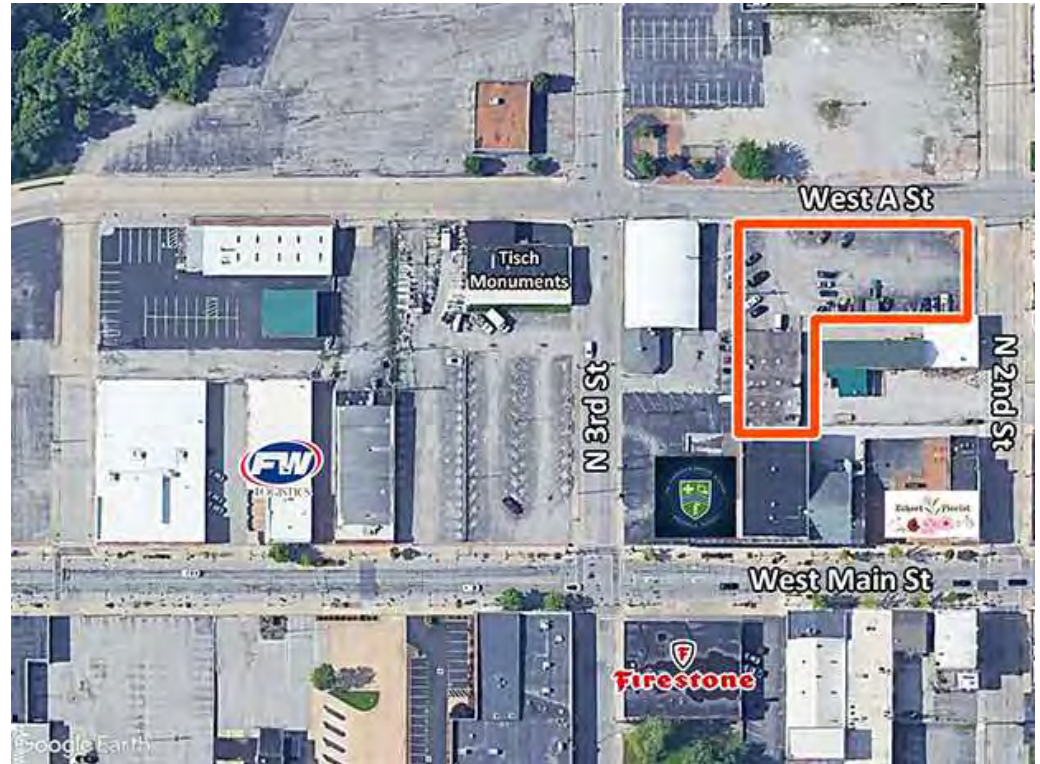
Water Provider:	City of Belleville
Water Location:	Onsite
Sewer Provider:	City of Belleville
Sewer Location:	Onsite
Gas Provider:	Ameren
Gas Location:	Onsite
Electric Provider:	Ameren
Electric Location:	Onsite
Amps:	400
Phase:	1

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$7,550.00
Tax Year:	2025



SALE INFORMATION:

Sale Price:	\$415,000
Price / SF:	\$77.79

PROPERTY DESCRIPTION:

The property comprises a 5,335-square-foot Class C building located on an approximately 0.58-acre lot, featuring 14-foot ceilings and 4 bays currently used as a body shop. This property is perfect for automotive repair, body work, detailing, or light industrial service operations.



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