

FOR SALE

708 N Illinois St. (rear)
Belleville, IL 62220

2,640 SF LIGHT INDUSTRIAL BUILDING

BARBERMURPHY

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

708 (rear) N Illinois St., Belleville, IL 62220



LOCATION OVERVIEW

Located one block East of North Illinois St/Illinois 159. 1/2 mile off IL Route 15.

INDUSTRIAL PROPERTY SUMMARY

708 (REAR) S ILLINOIS ST

LISTING # 2959

LOCATION DETAILS:

Parcel #: 08-27.0-103-005
County: IL - St. Clair
Zoning: D-1 Light Industrial

PROPERTY OVERVIEW:

Building SF: 2,640
Vacant SF: 2,640
Usable Sqft: 2,640
Warehouse SF: 2,640
Min Divisible SF: 2,640
Max Contig SF: 2,640
Lot Size: 0.08 Acres
Frontage: 50
Depth: 70.5
Parking Spaces: -
Parking Surface Type: -
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1950
Renovated:
Clear Ht Min: 12'
Clear Ht Max: 12'
Bay Spacing: 22'
Construction Type: Exterior - Block
Roof Type/Age: Flat / 2 yrs
Floor Type: Concrete

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: None
Drive In Doors: 2
Drive In Door Size: 12

TRANSPORATION:

Interstate Access: I-255
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

708 (REAR) S ILLINOIS ST

UTILITY INFO:

Water Provider:	None
Water Location:	N/A
Sewer Provider:	None
Sewer Location:	N/A
Gas Provider:	Ameren
Gas Location:	On Site (needs meter)
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	-
Voltage High:	-
Amps:	-
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$2,391.24
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$95,000
Price / SF:	\$35.98

PROPERTY DESCRIPTION:

Concrete Block light industrial building heated with 2 overhead drive-in doors. Concrete floor, elevated storage area and new roof.