

FOR SALE

12 North 35th St.,
Belleville, IL 62226



10,000+ SF WAREHOUSE SPACE AVAILABLE

BARBERMURPHY

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

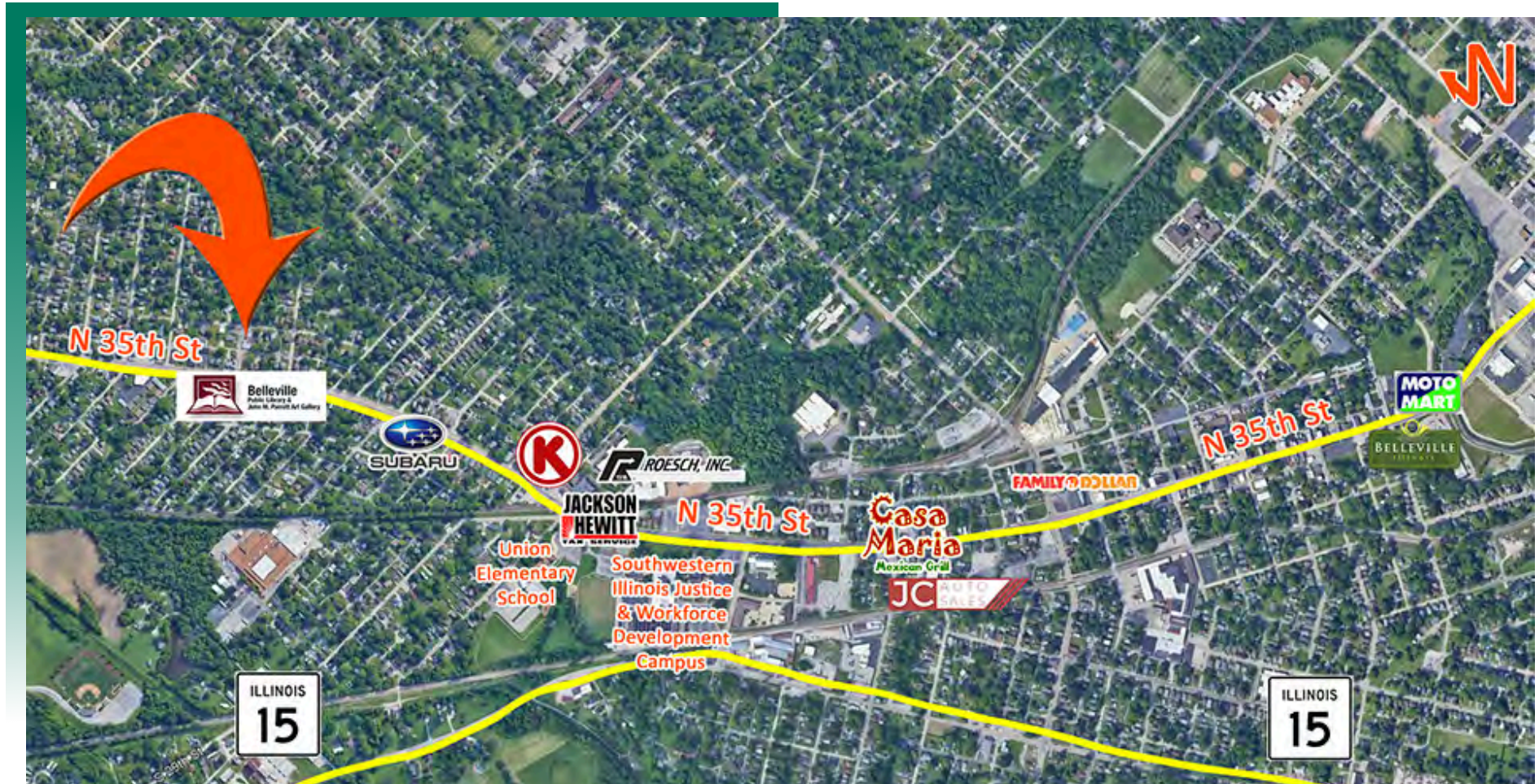
Matt Barriger
Broker Associate
Cell: (618) 973-5507
mattb@barbermurphy.com



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

12 North 35th Street, Belleville, IL 62226



LOCATION OVERVIEW

One Block off West Main St.



REHAB YEAR
1998



DOCK DOORS



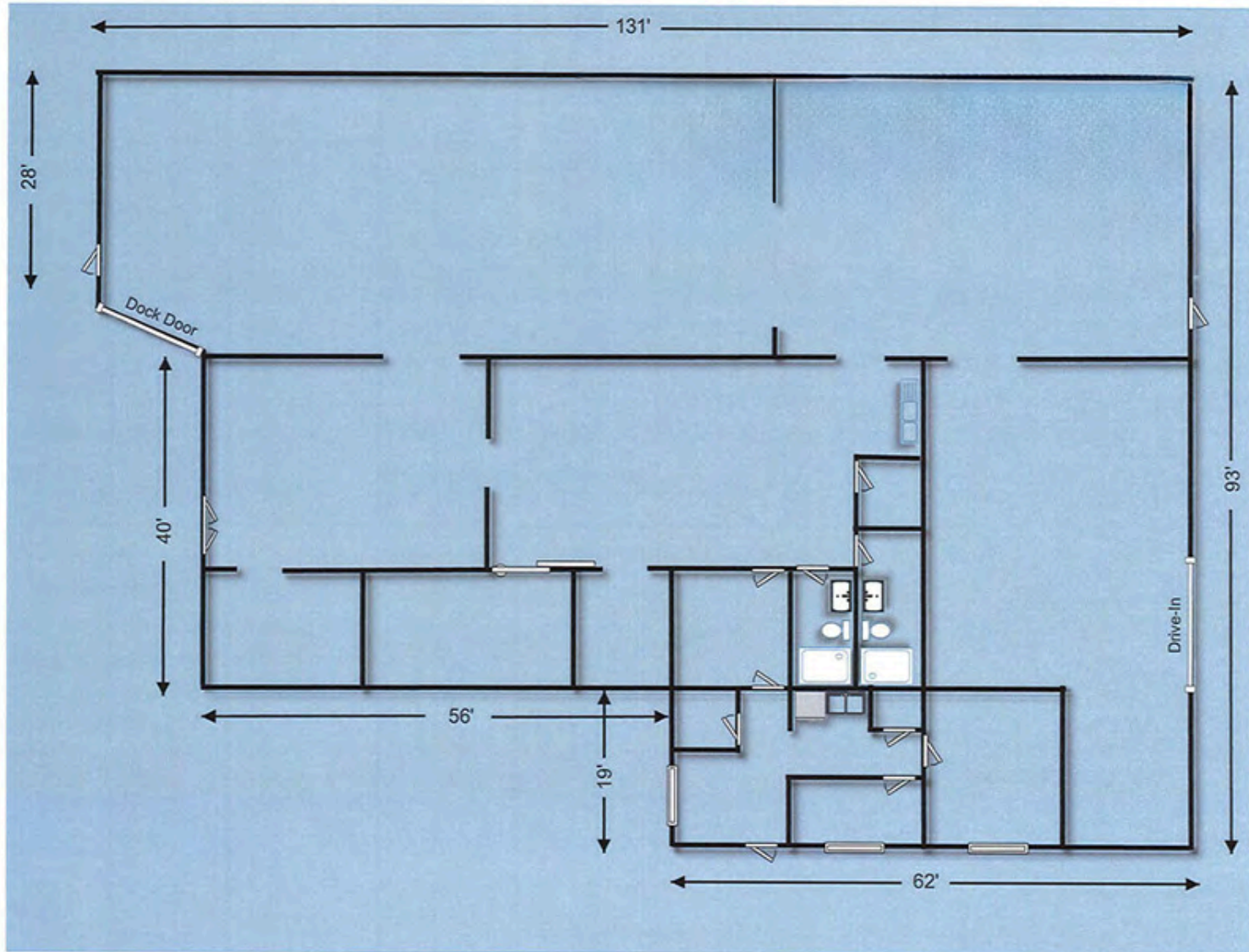
Frontage: 125'
Depth: 100'



15 PARKING
SPACES

FLOOR PLAN

12 North 35th Street, Belleville, IL 62226



*Not to scale

PROPERTY PHOTOS

12 North 35th Street, Belleville, IL 62226

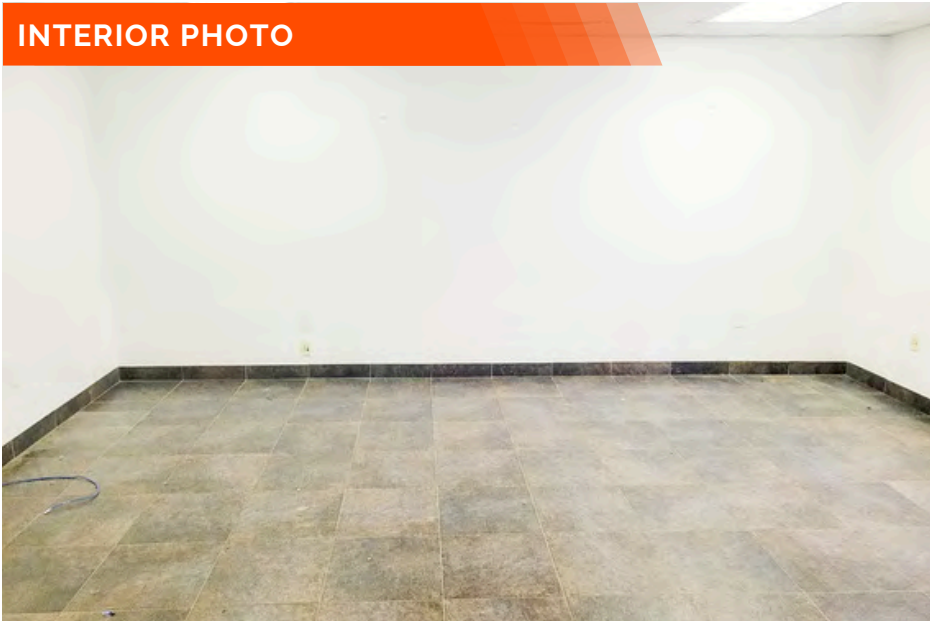
INTERIOR PHOTO



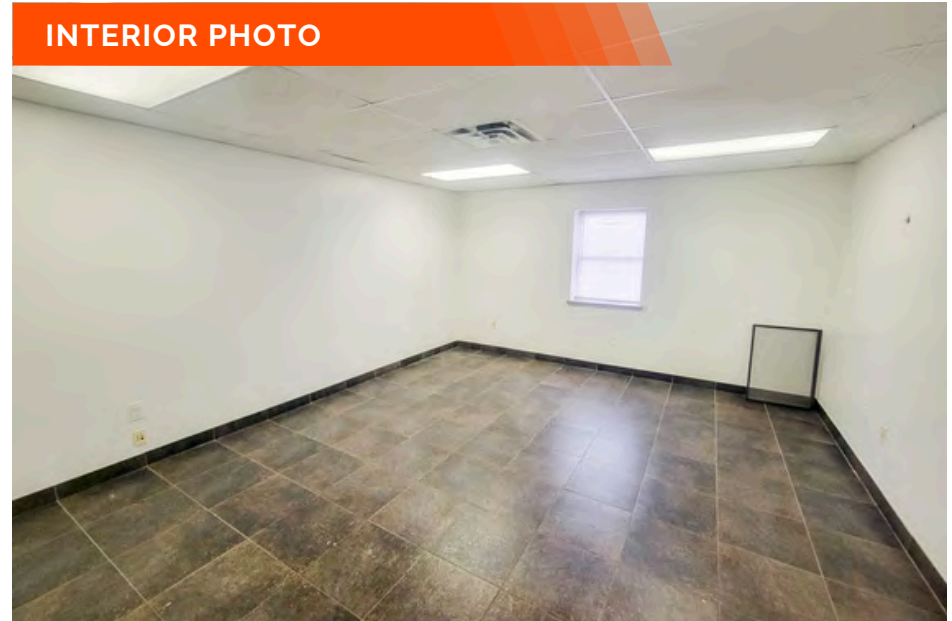
INTERIOR PHOTO



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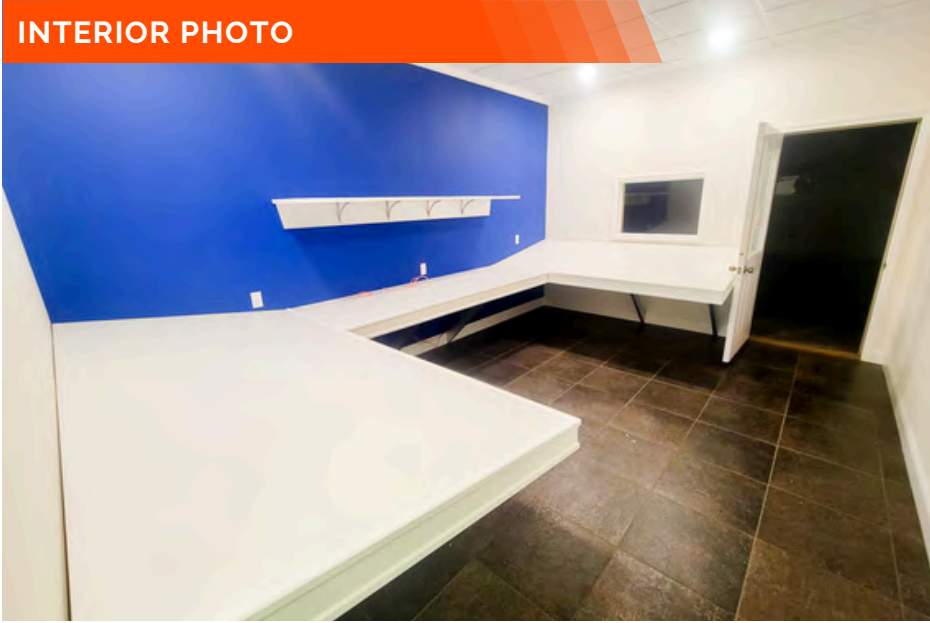
INTERIOR PHOTO



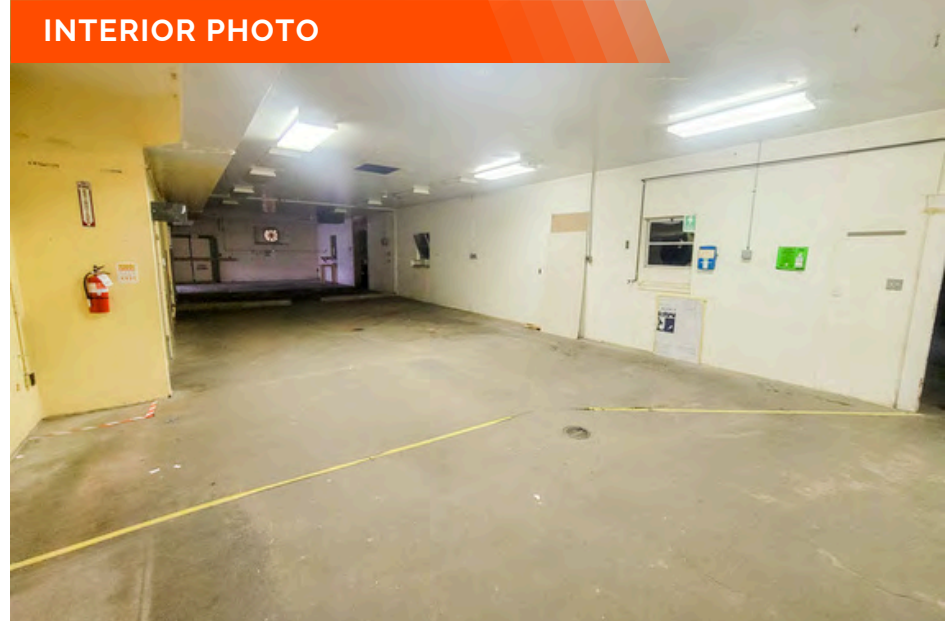
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INTERIOR PHOTO



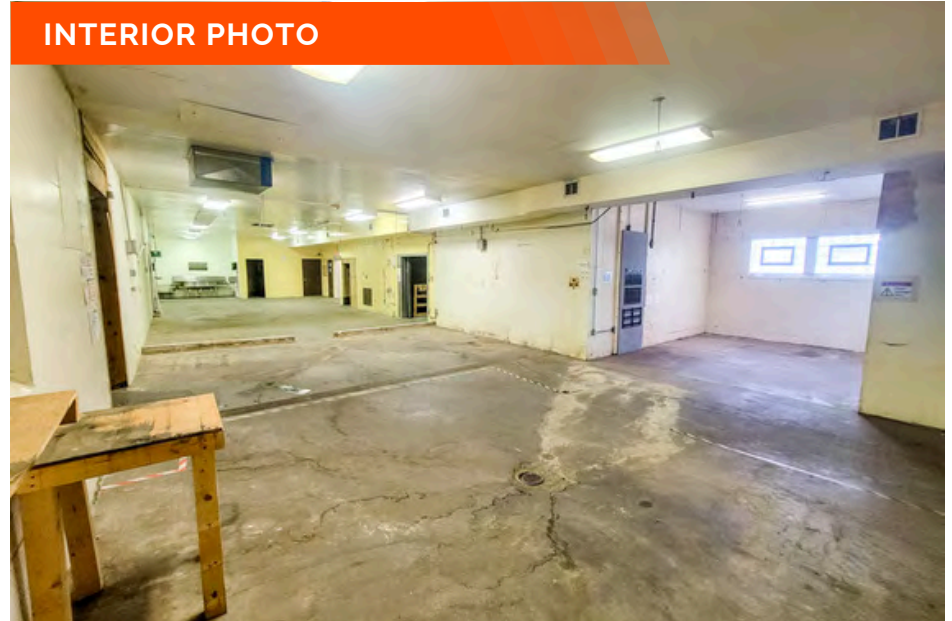
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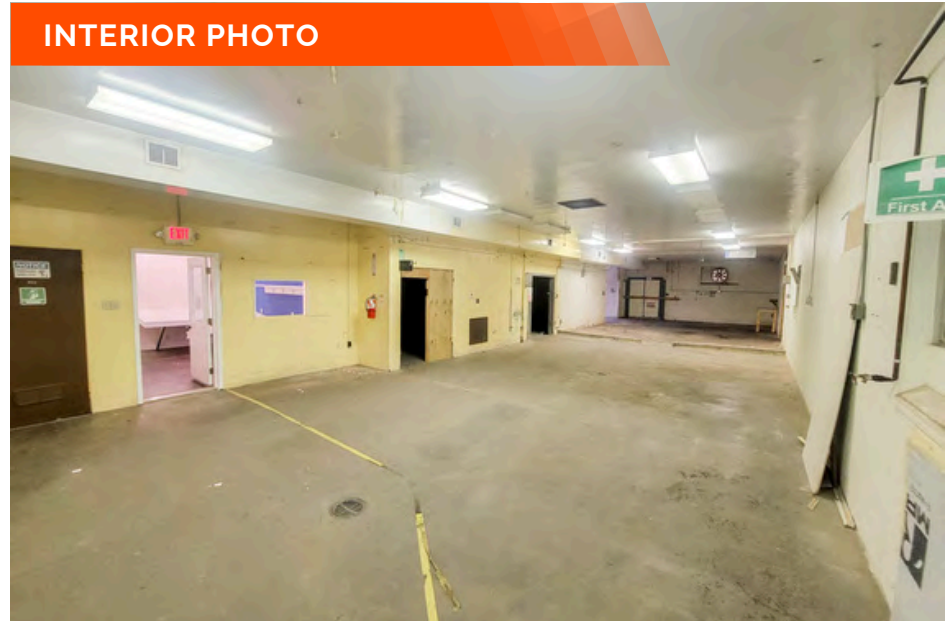
INTERIOR PHOTO



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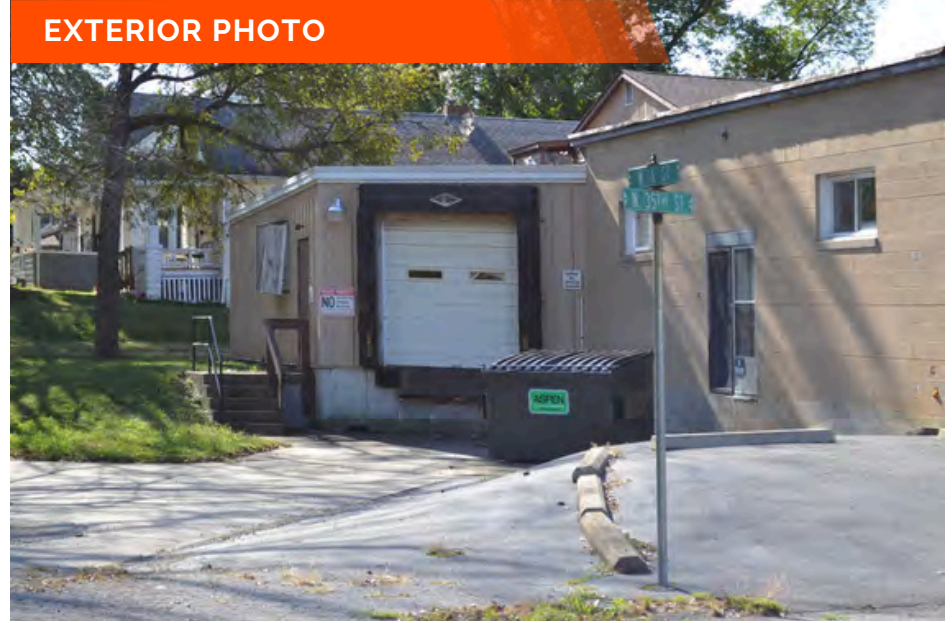
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INTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



INDUSTRIAL PROPERTY SUMMARY

12 NORTH 35TH STREET

LISTING # 2980

LOCATION DETAILS:

Parcel #: 08-17.0-321-001, 002, 003
County: IL - St. Clair
Zoning: C-2 Heavy Commercial - City of

PROPERTY OVERVIEW:

Building SF: 10,902
Vacant SF: 10,902
Usable Sqft: 10,902
Office SF: 600
Warehouse SF: 10,302
Min Divisible SF: 10,902
Max Contig SF: 10,902
Lot Size: 0.34 Acres
Frontage: 125
Depth: 100
Parking Spaces: 15
Parking Surface Type: Asphalt/Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1959
Renovated: 1998
Clear Ht Min: 9
Clear Ht Max: 16
Construction Type: Brick/Block,Block
Roof: Flat
Floor Type: Concrete

FACILITY INFORMATION:

Heat: Yes
AC: Yes
Lighting: Yes
Sprinklers: No
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: Yes

LOADING & DOORS:

of Dock Doors: 1
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: 10, 12

TRANSPORATION:

Interstate Access: No
Airport Access: No



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INDUSTRIAL PROPERTY SUMMARY PG 2

12 NORTH 35TH STREET

UTILITY INFO:

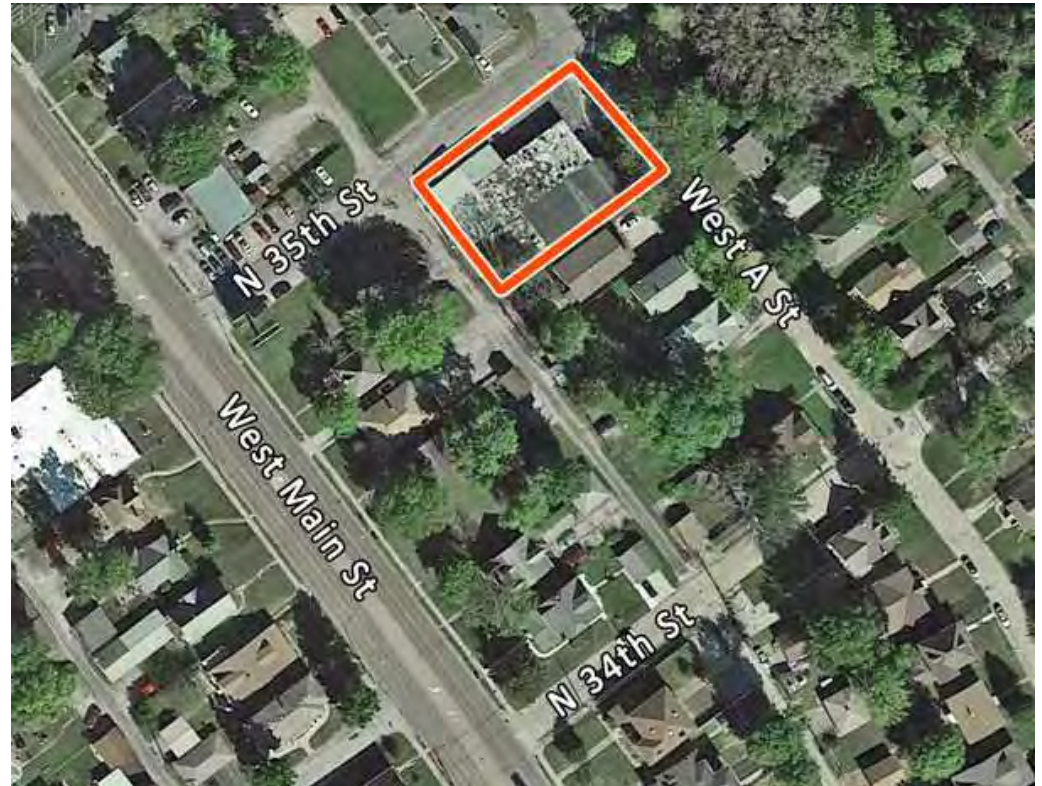
Water Provider:	Illinois American
Water Location:	On Site
Sewer Provider:	City of Belleville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	-
Voltage High:	240
Amps:	-
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$10,912.68
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$195,000
Price / SF:	\$17.89

PROPERTY DESCRIPTION:

10,000+ SF warehouse with office space. 2 Drive-In doors and 1 Dock door with leveler. Entire building is climate controlled, with 3-Phase power, 2 restrooms with showers. Office space