

FOR LEASE

711 S Illinois St.,
Belleville, IL 62220

3,888 SF

N Illinois St

W Adams St

3,800+ SF WAREHOUSE SPACE AVAILABLE

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

711 South Illinois Street, Belleville, IL 62220



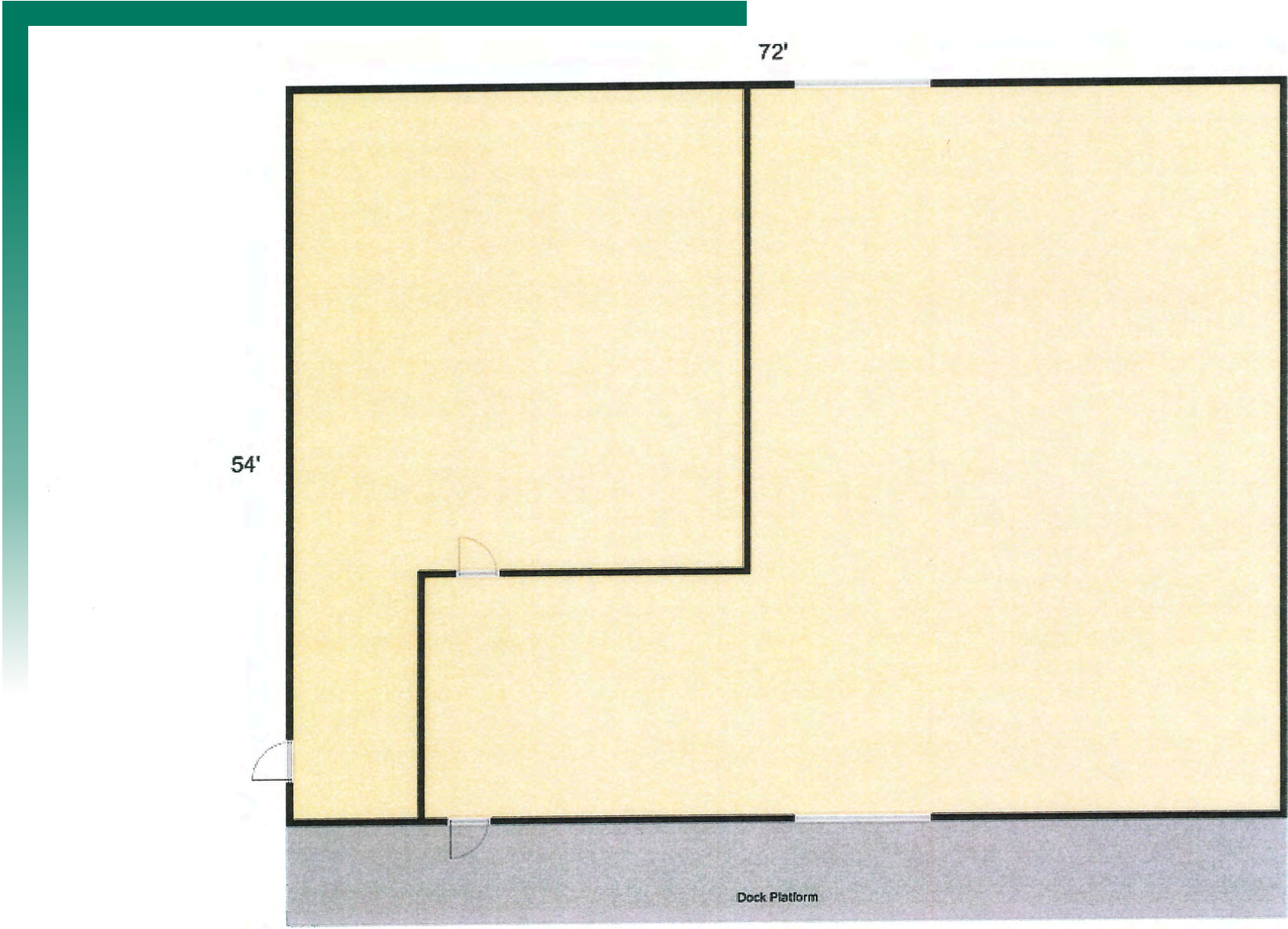
LOCATION OVERVIEW

1 Mile North of Route 15 and Route 13, on North/South Thoroughfare of Illinois Route 159.

 WAREHOUSE 3,888 SF	 PARKING 12 SPACES
 16' CLEAR HEIGHT	 10,650 TRAFFIC COUNT

FLOOR PLAN

711 South Illinois Street, Belleville, IL 62220



*Not to scale

PROPERTY PHOTOS

711 South Illinois St., Belleville, IL 62220



ATTACHED ADJACENT BUILDING



FRONT VIEW OF WAREHOUSE SPACE



REAR VIEW OF WAREHOUSE SPACE

INDUSTRIAL PROPERTY SUMMARY

711 S. ILLINOIS ST.

LISTING # 2990

LOCATION DETAILS:

Parcel #: 08-28.0-232-022
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 3,888
Vacant SF: 3,888
Usable Sqft: 3,888
Warehouse SF: 3,888
Min Divisible SF: 3,888
Max Contig SF: 3,888
Lot Size: 1.39 Acres
Frontage: 228
Depth: Varies
Parking Spaces: 12
Parking Surface Type: Asphalt, Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2013
Renovated: -
Clear Ht Min: 16'
Clear Ht Max: 16'
Bay Spacing: -
Construction Type: Metal, Wood Frame
Roof: Metal
Floor Type: Concrete

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: -
of Dock Doors: 2
Dock Levelers: No
Dock Leveler Capacity: -
Drive In Doors: -
Drive In Door Size: -

TRANSPORATION:

Interstate Access: Route 15 - 1 mile
Airport Access: -
Rail Access: -
Rail Line: -
Rail Status: -



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IL

INDUSTRIAL PROPERTY SUMMARY PG 2

711 S. ILLINOIS ST.

UTILITY INFO:

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

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	-
Tax Year:	-



SALE/LEASE INFORMATION:

Lease Rate:	\$10.00/SF
Lease Type:	Gross

PROPERTY DESCRIPTION:

3,888 SF climate-controlled warehouse, wood finished interior : with 2 dock doors.