

# FOR LEASE

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

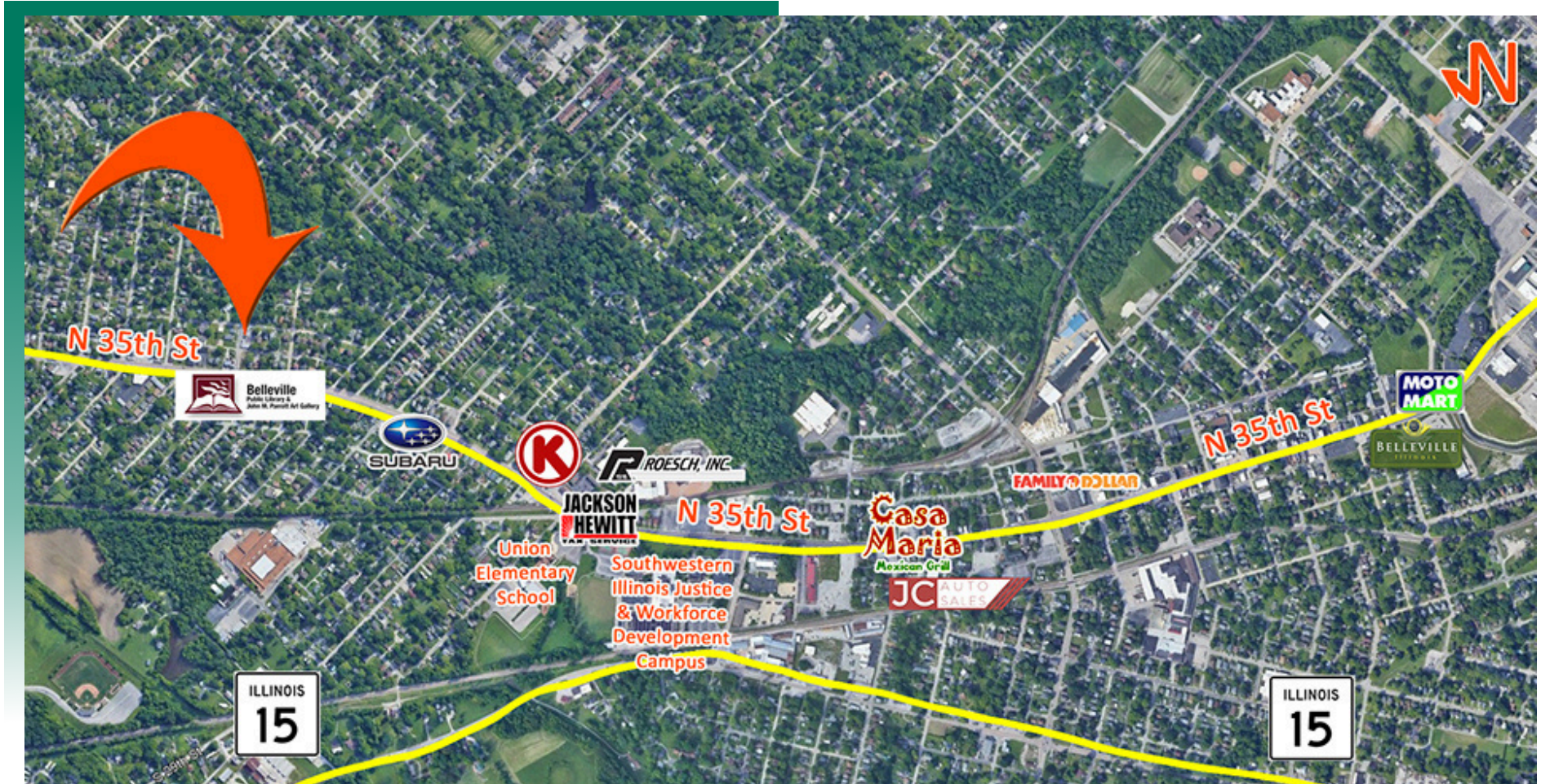
**Cole Hensel**  
Broker Associate  
Cell: (618) 606-2646  
coleh@barbermurphy.com

**Steve Zuber - CCIM, SIOR**  
Principal  
Cell: (314) 409-7283  
steve@barbermurphy.com



# AREA MAP

12 North 35th Street, Belleville, IL 62226



## LOCATION OVERVIEW

One Block off West Main St.



REHAB YEAR  
1998



Frontage: 125'  
Depth: 100'



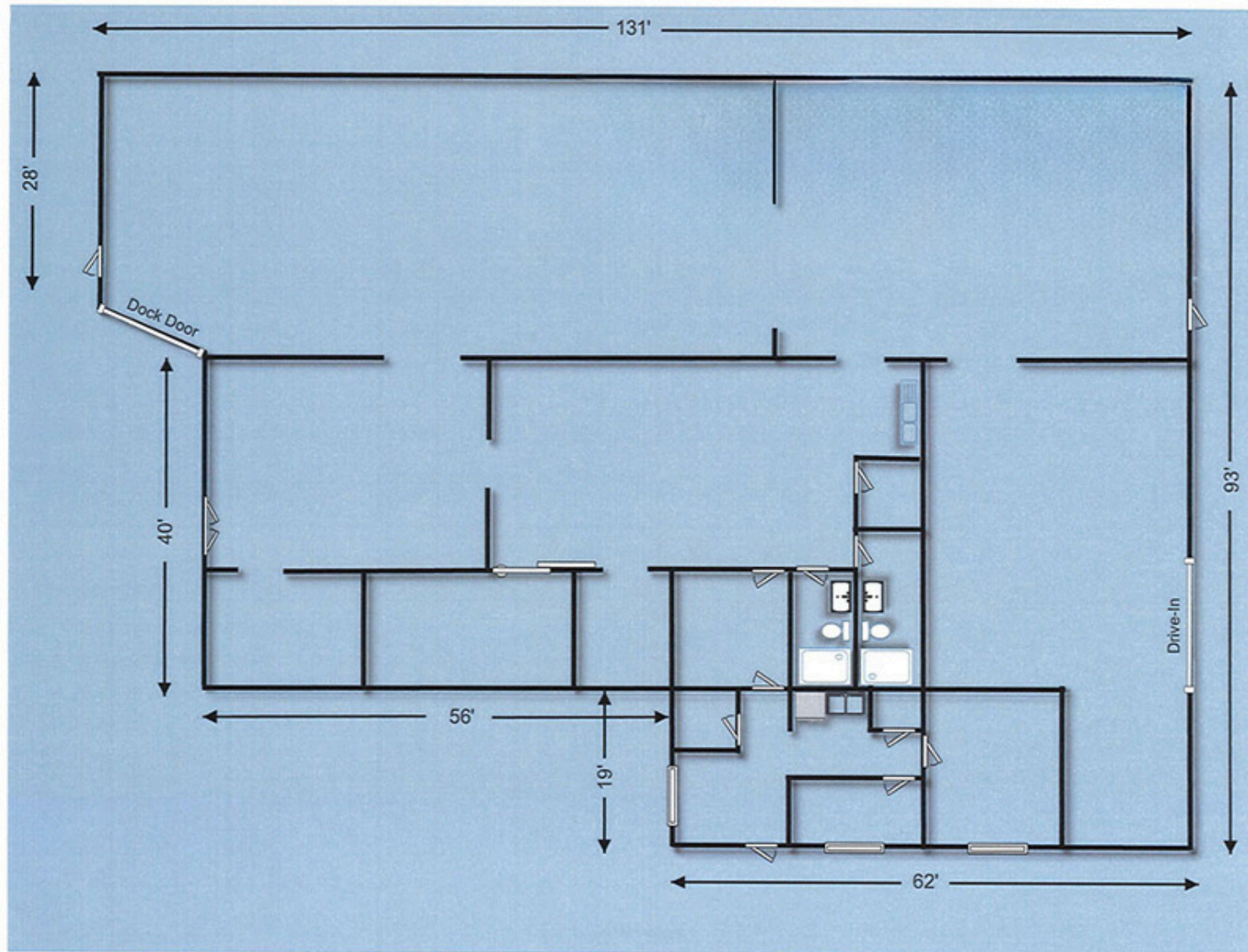
DOCK DOORS



15 PARKING  
SPACES

# FLOOR PLAN

12 North 35th Street, Belleville, IL 62226

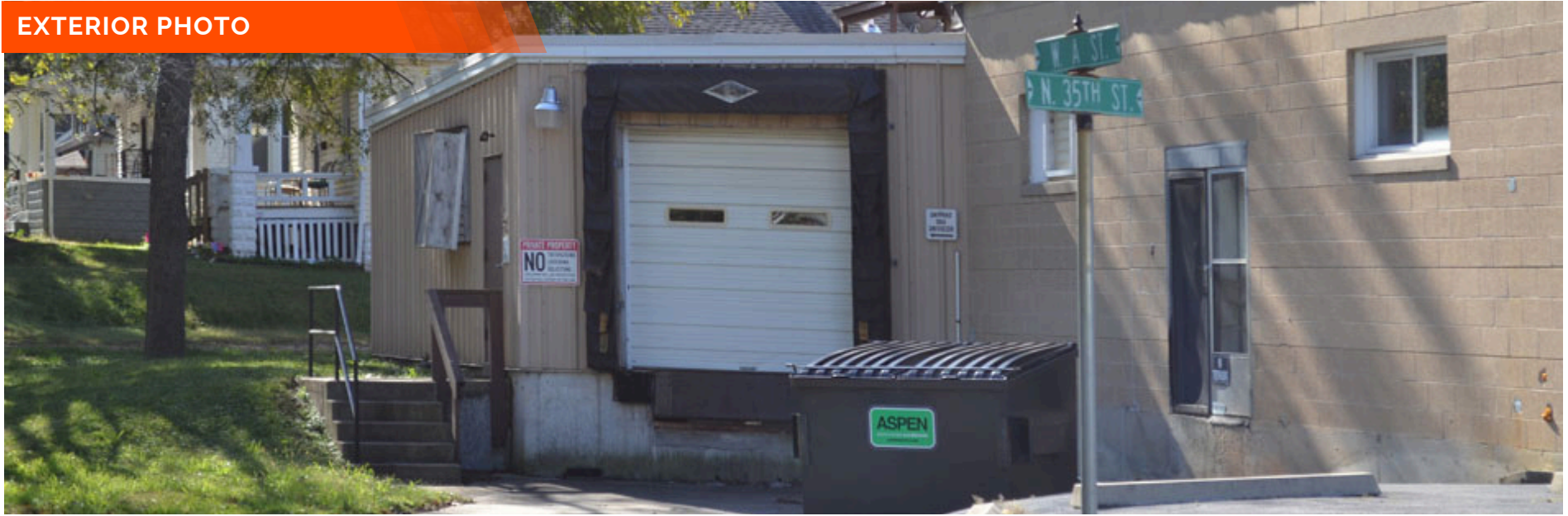


\*Not to scale

# PROPERTY PHOTOS

12 North 35th Street, Belleville, IL 62226

EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



# PROPERTY PHOTOS

12 North 35th Street, Belleville, IL 62226

WAREHOUSE PHOTO



WAREHOUSE PHOTO



WAREHOUSE PHOTO



WAREHOUSE PHOTO



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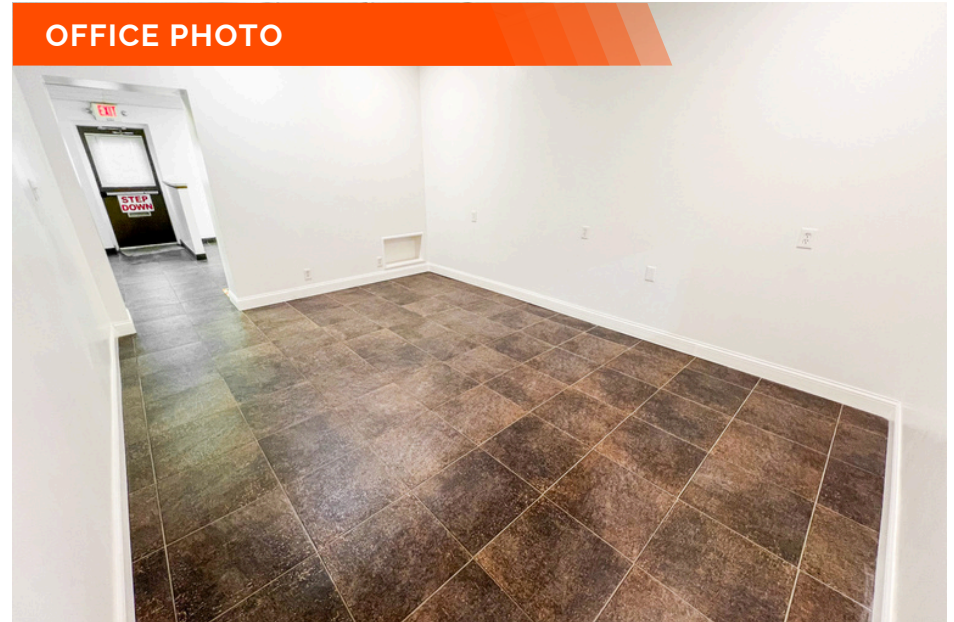
OFFICE PHOTO



OFFICE PHOTO



OFFICE PHOTO



# INDUSTRIAL PROPERTY SUMMARY

12 NORTH 35TH STREET

**LISTING #** 3013

## 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

# 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:

Lease Rate:	\$6.00/SF
Lease Type:	NNN

### 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 consists of 2 private offices, reception area, kitchenette and conference room.



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