

FOR LEASE

12 North 35th St.,
Belleville, IL 62226



10,000+ SF OFFICE/WAREHOUSE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

12 North 35th Street, Belleville, IL 62226

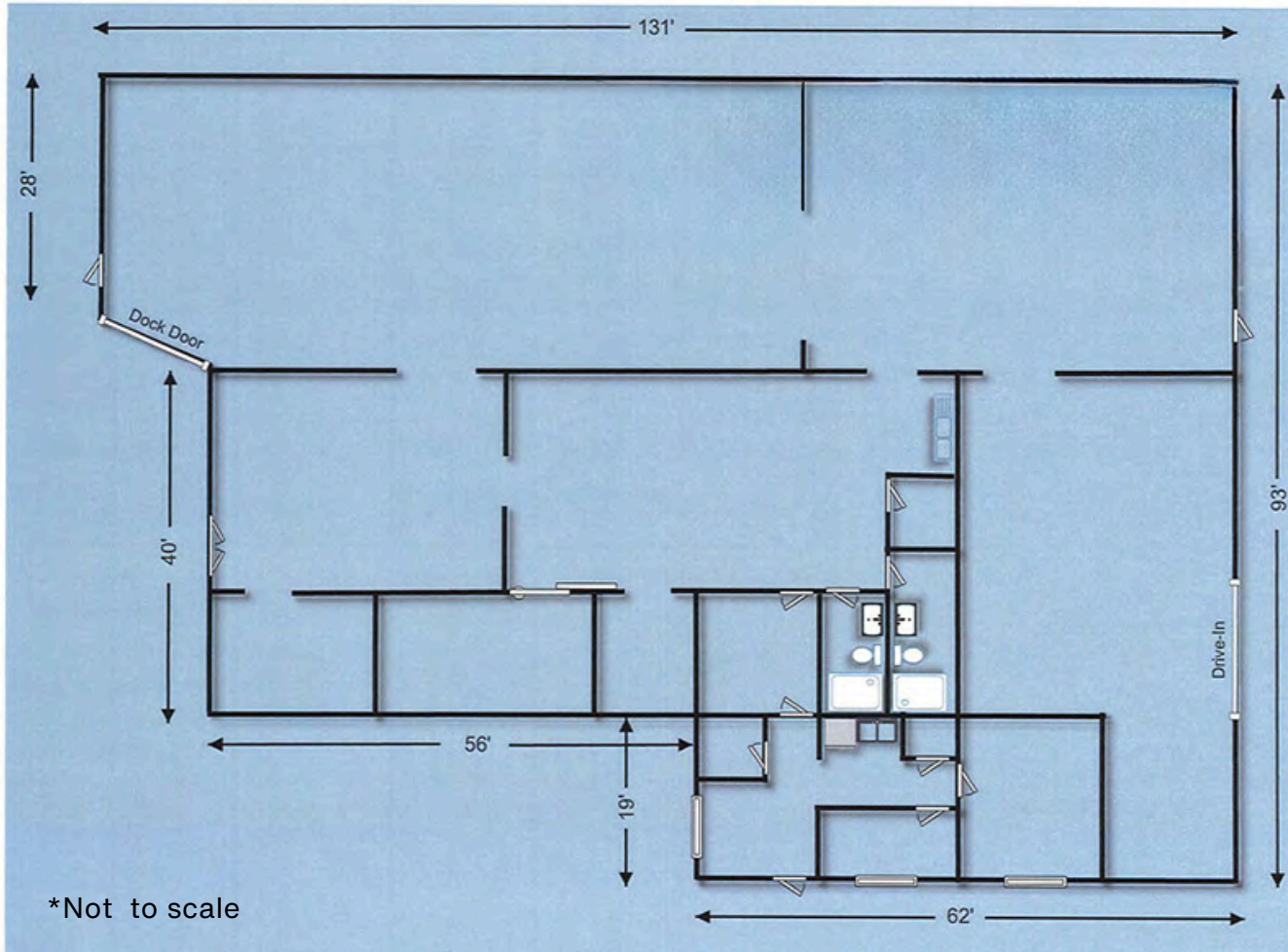


LOCATION OVERVIEW

Property is located one block off West Main St. and less than 1 mile south of N Belt West. Minutes from Downtown Belleville.

FLOOR PLAN

12 North 35th Street, Belleville, IL 62226



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.

Warehouse/Office was renovated in 2025 that consists of new paint in both office & warehouse, demolition of cooler space, and update to HVAC throughout office/warehouse.



(2) 10'X12'DRIVE-IN DOORS



(1) 8'X8' DOCK DOOR



CLIMATE CONTROLLED



3 PHASE POWER



(2) PRIVATE OFFICES

PROPERTY PHOTOS

12 North 35th Street, Belleville, IL 62226

EXTERIOR PHOTO



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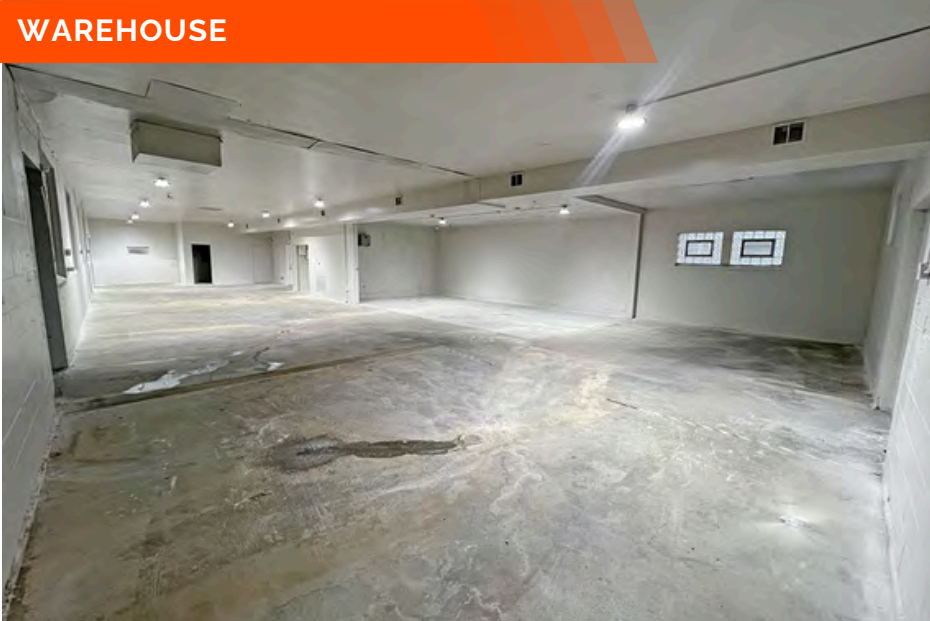
EXTERIOR PHOTO



PROPERTY PHOTOS

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WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



PROPERTY PHOTOS

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RECEPTION AREA



OFFICE



ENTRY



OFFICE



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: 2025
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) 8'X8"
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: 10'X12'

TRANSPORATION:

Interstate Access: No
Airport Access: No



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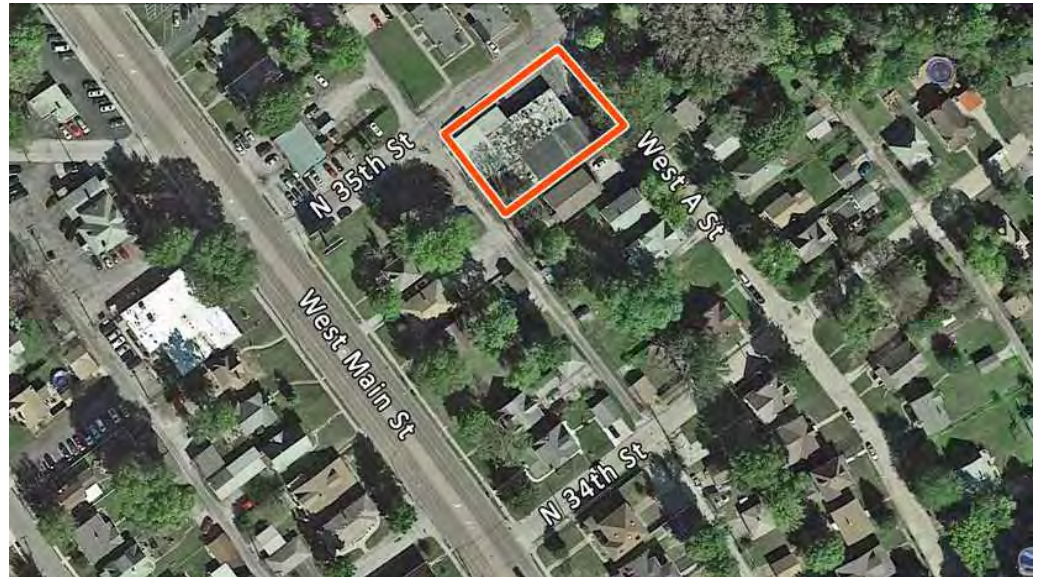
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INDUSTRIAL PROPERTY SUMMARY PG 2

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 High:	240
Phase:	3



SALE/LEASE INFORMATION:

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

Property Description

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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