



# MID-AMERICAN CORPORATE CENTER

7650 Magna Drive | Belleville, IL 62223

\$10/SF FULL SERVICE - 1ST FLOOR

\$16/SF FULL SERVICE - 2ND FLOOR



2,542 SF - MINIMUM DIVISIBLE | 21,696 SF - MAXIMUM CONTIGUOUS | 76,181 SF - AVAILABLE

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

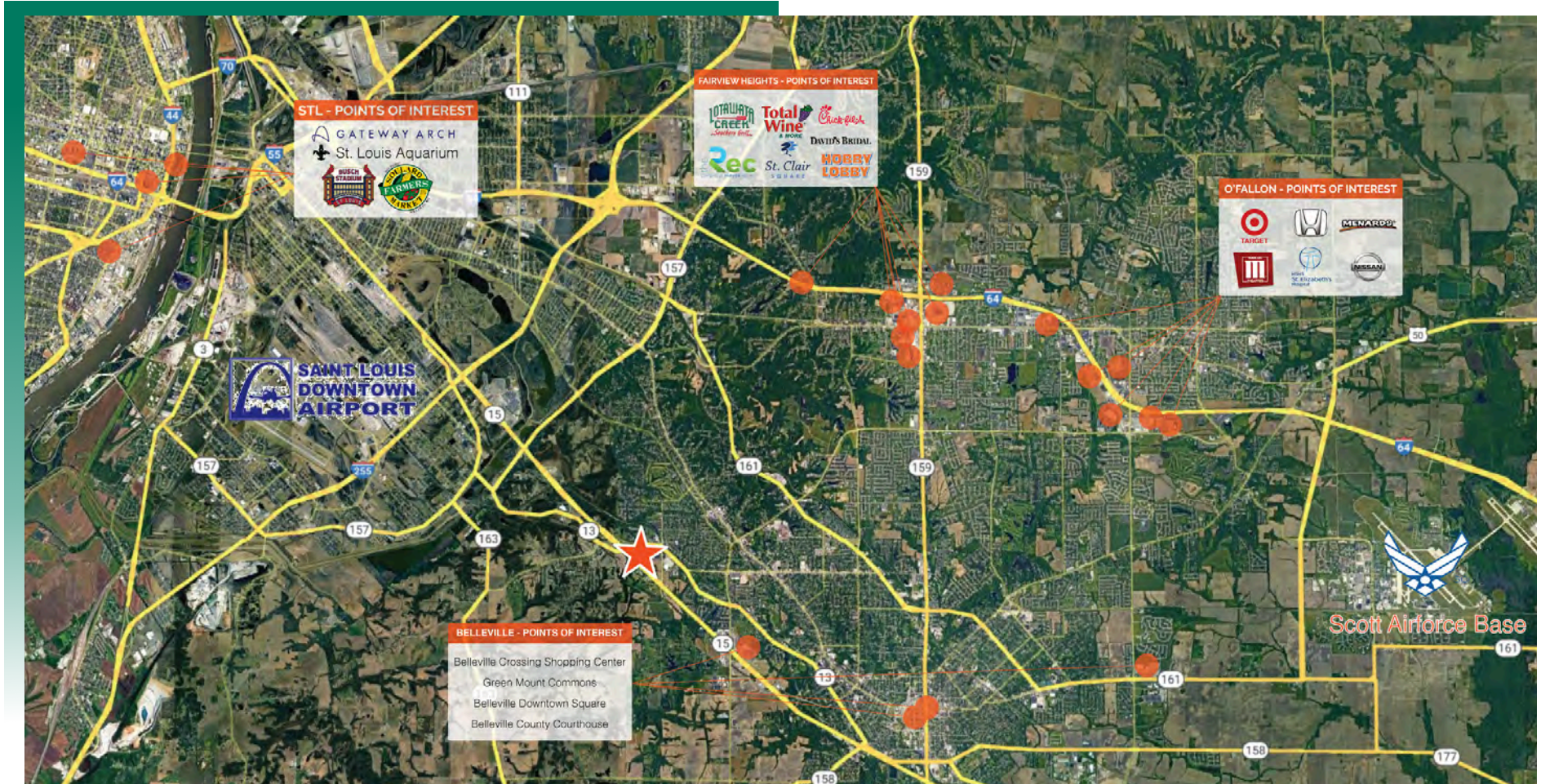
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# AREA MAP

7650 Magna Drive, Belleville, IL 62223



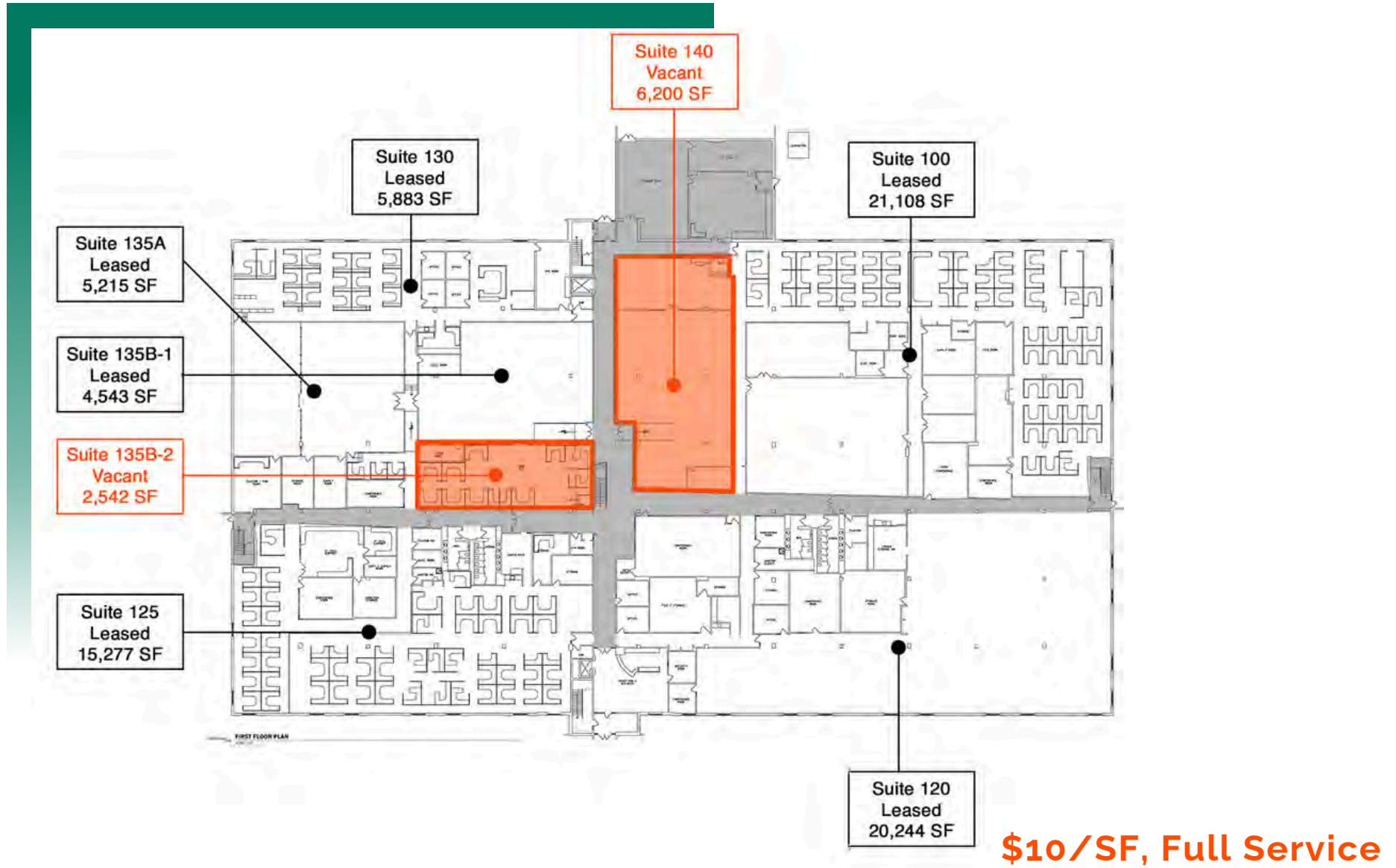
## LOCATION OVERVIEW

Conveniently located at the intersection of Route 13 and Route 15, next to the Center for Academic and Vocational Excellence in Belleville, IL. 8 miles from St. Louis Downtown Airport and 16 miles from Scott Air Force Base.

 REHAB YEAR 2023	 HWY 13 & 15
 PARKING 777 SPACES	 MONUMENT, PYLON SIGNAGE

# FLOOR PLAN - Main Level

7650 Magna Dr, Belleville, IL 62223

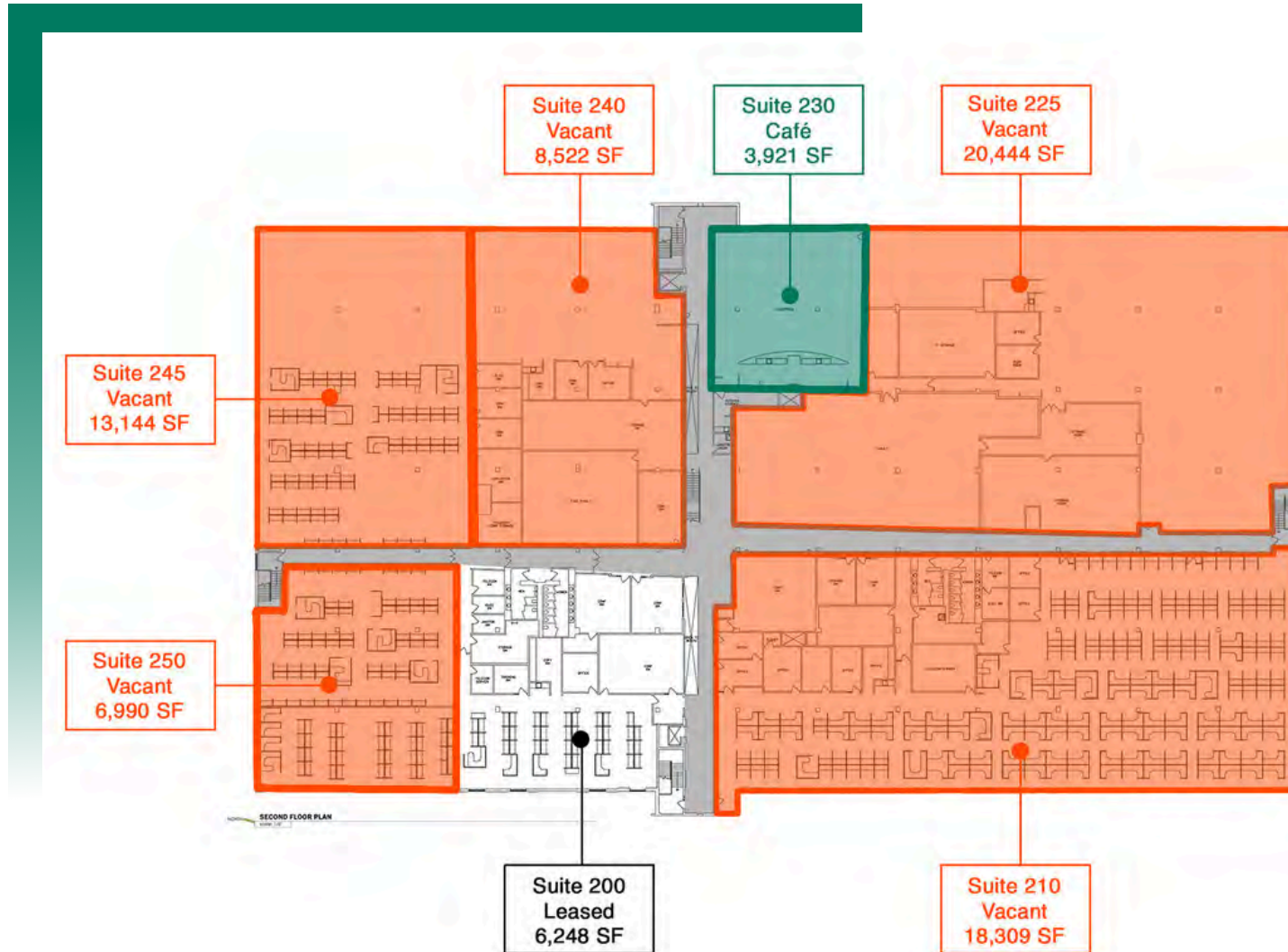


Main level suites ranging from 2,542 sf to 6,200sf

\*Not to scale

# FLOOR PLAN - 2nd Level

7650 Magna Dr, Belleville, IL 62223



Second level features six suites ranging from 6,990 sf to 21,696 sf.

**\$16/SF, Full Service**

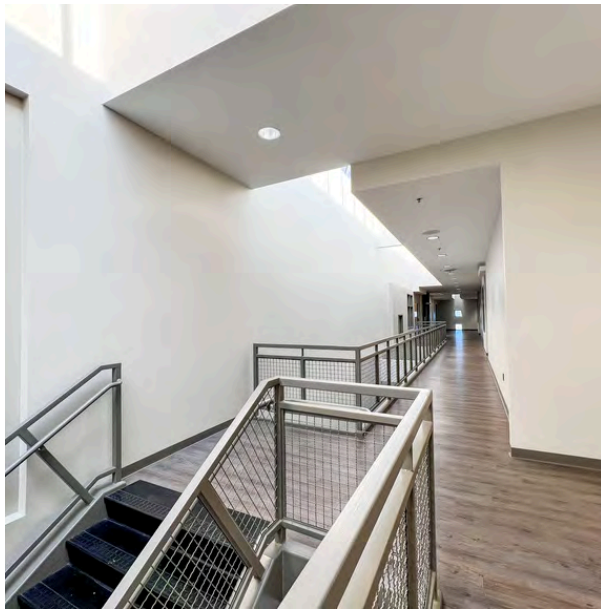
Total of 71,360 sf accessible via open atrium stairwells or elevators. Cafe can be relocated, if necessary.

Each office is unique in configuration: multiple offices (7 - 11 per suite), conference rooms (2 - 4 per suite) and bullpens.

\*Not to scale

# PROPERTY PHOTOS

7650 Magna Dr, Belleville, IL 62223



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ILLINOIS  
15

ILLINOIS  
13

ILLINOIS  
13



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CORPORATE CENTER

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# OFFICE/RETAIL PROPERTY SUMMARY

7650 MAGNA DR

**LISTING #** 3014

## SALE/LEASE INFORMATION:

### LOCATION DETAILS:

**Parcel #:** 07-11.0-408-006  
**County:** IL - St. Clair  
**Zoning:** C-1 Light Commercial

**Lease Rate:** \$10.00 - \$16.00  
**Lease Type:** Full Service

### PROPERTY OVERVIEW:

**Building SF:** 164,033  
**Vacant SF:** 76,181  
**Usable Sqft:** 76,181  
**Min Divisible SF:** 2,542  
**Max Contig SF:** 21,696  
**Office SF:** 76,181  
**Retail SF:** -  
**Signage:** Monument,Pylon  
**Lot Size:** 14.61 Acres  
**Frontage:** 1768  
**Depth:** 932  
**Parking Spaces:** 777  
**Parking Surface Type:** Asphalt

### FINANCIAL INFORMATION:

**Taxes:** \$213,875.00  
**Tax Year:** 2023

### DEMOGRAPHICS:

**Traffic Count:** 35,600

### STRUCTURAL DATA:

**Year Built:** 1996  
**Yr Renovated:** 2023  
**Building Class:** A  
**Ceilings:** 8.0000 - 10.0000  
**Construction Type:** Concrete, Exterior - Block, Mixed, Stucco

### PROPERTY DESCRIPTION:

Professional office space located at the intersection of Route 13 & Route 15 in Belleville, IL. Main level suites ranging from 2,542 sf to 6,200sf. Second level features six suites ranging from 3,921 sf to 21,696 sf. Total of 71,360 sf accessible via open atrium stairwells or elevators. Each office is unique in configuration: multiple offices (7 - 11 per suite), conference rooms (2 - 4 per suite) and bullpens. Shared common hallways and restrooms with existing tenants. Grab N' Go Micromart with fresh on-site beverages, sandwiches and snacks. Covered loading dock (3 bays) available for deliveries. Professional on-site property management. Building signage available with highway visibility - 36,000 ADT. 5/1,000sf parking ratio.

### TAX INCENTIVE ZONES:

**TIF District:** Yes  
**Enterprise Zone:** No  
**Opportunity Zone:** No

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