

FOR LEASE

48 Empire Dr.
Belleville, IL 62220



5,000 SF CLEAR SPAN INDUSTRIAL BUILDING

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

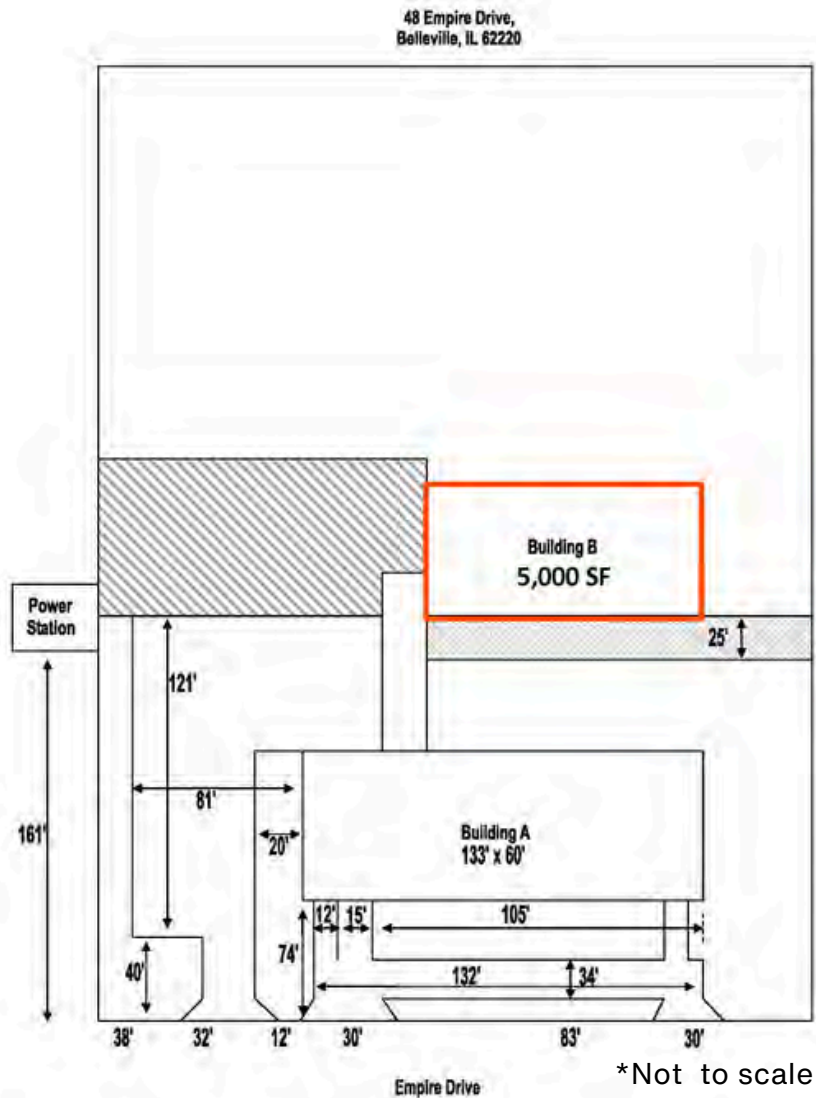
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

SITE PLAN / BUILDING IMAGE

48 Empire Dr. Belleville, IL 62220



Building B is a 5,000 SF clear span industrial building with (1) 14'x12' drive in door, this building also has its own ADA restroom. There is 1.1 acres that could be made available for outdoor storage.

AREA MAP

48 Empire Dr. Belleville, IL 62220



LOCATION OVERVIEW

Located in Belle Valley Industrial Park and near Illinois Routes 177 and 15.

INDUSTRIAL PROPERTY SUMMARY

48 EMPIRE DRIVE

LISTING

3086

LOCATION DETAILS:

Parcel #:	08-25.0-303-041
County:	Illinois - St. Clair
Zoning:	D-1,Lt. Industrial
Business Park / Development:	Belle Valley Industrial park

PROPERTY OVERVIEW:

Building SF:	5,000
Usable Sqft:	5,000
Warehouse SF:	5,000
Min Divisible SF:	5,000
Max Contig SF:	5,000
Lot Size:	2.33 Acres
Frontage:	240'
Depth:	456'
Parking Spaces:	30
Parking Surface Type:	Rock/Asphalt
Archeological:	No
Environmental:	No
Survey:	No

STRUCTURAL DATA:

Year Built:	2002
Clear Ht Min:	26'
Clear Ht Max:	26'
Bay Spacing:	Clear Span
Construction Type:	Metal
Roof:	Metal Standing Seam,Metal
Floor Type:	Concrete
Floor Thickness:	6

FACILITY INFORMATION:

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

LOADING & DOORS:

# Drive In Doors:	1
Drive In Door Size:	14'x12'



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INDUSTRIAL PROPERTY SUMMARY PG 2

48 EMPIRE DRIVE

UTILITY INFO:

Water Provider:	Illinois American Water
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:	120
Voltage High:	240
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$20,903.52
Tax Year:	2023



SALE/LEASE INFORMATION:

Lease Rate:	\$7.00 / SF
Lease Type:	NNN
NNN Expenses:	\$3.10 (estimated)

PROPERTY DESCRIPTION:

Located at 48 Empire Dr. behind Thillens Inc. Building B is a 5,000 SF clear span industrial building with (1) 14'x12' drive in door, this building also has its own ADA restroom. There is 1.1 acres that could be made available for outdoor storage.



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