

FOR LEASE

9237 Beller Rd.,
Mascoutah, IL 62258



(2) 8,400 SF INDUSTRIAL/OFFICE SUITES

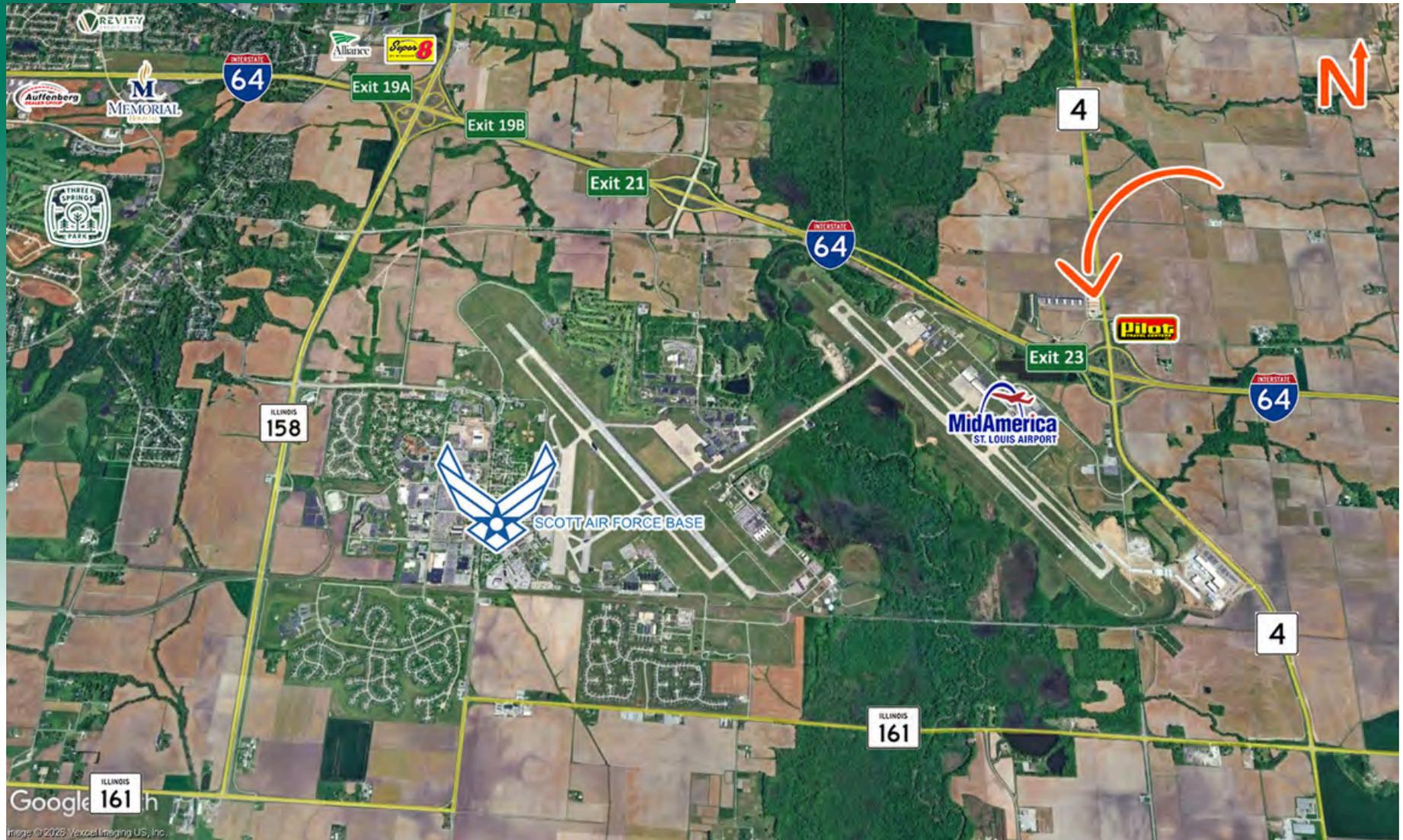
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

9237 Beller Rd. Mascoutah, IL 62258



LOCATION OVERVIEW

Excellent Interstate and Airport access. Located just North of Interstate 64, Mid America Airport, and Scott Air-Force Base.

PROPERTY PHOTOS - SUITE A

9237 Beller Rd. Mascoutah, IL 62258



Suite A

300 SF office (climate controlled)

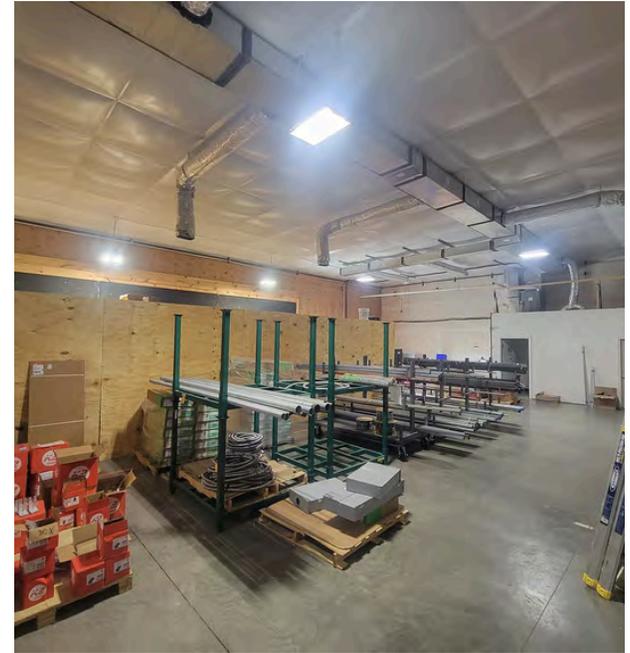
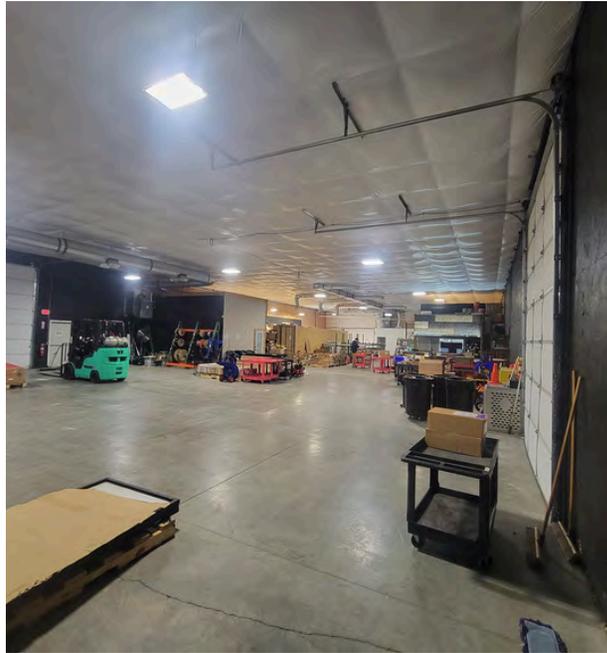
3 drive-in 14' doors

Entire building clear span

Lease Rate: \$9.00/SF, NNN

PROPERTY PHOTOS - SUITE B

9237 Beller Rd. Mascoutah, IL 62258



Suite B

100% climate controlled

300 SF office space w/loft storage

2 restrooms

2 drive-in 14' doors

100% insulated

Lease Rate: \$11.00/SF, NNN

INDUSTRIAL PROPERTY SUMMARY

9237 BELLER RD

LISTING # 2888

LOCATION DETAILS:

Parcel #: 10-06.0-303-006
County: IL - St. Clair
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 16,800
Vacant SF: 16,800
Usable Sqft: 16,800
Office SF: 600
Warehouse SF: 16,200
Min Divisible SF: 8,400
Max Contig SF: 16,800
Lot Size: 1.0 Acres
Frontage: 113
Depth: 379
Parking Spaces: 27
Parking Surface Type: Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2018
Renovated: 2018
Clear Ht Min: 16
Clear Ht Max: 16
Bay Spacing: Clear Span
Construction Type: Steel, Wood Frame
Roof: Steel

FACILITY INFORMATION:

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

LOADING & DOORS:

Drive In Doors: 5
Drive In Door Size: 14'

TRANSPORATION:

Interstate Access: 0.25 Miles Interstate 64
Airport Access: 700 yards



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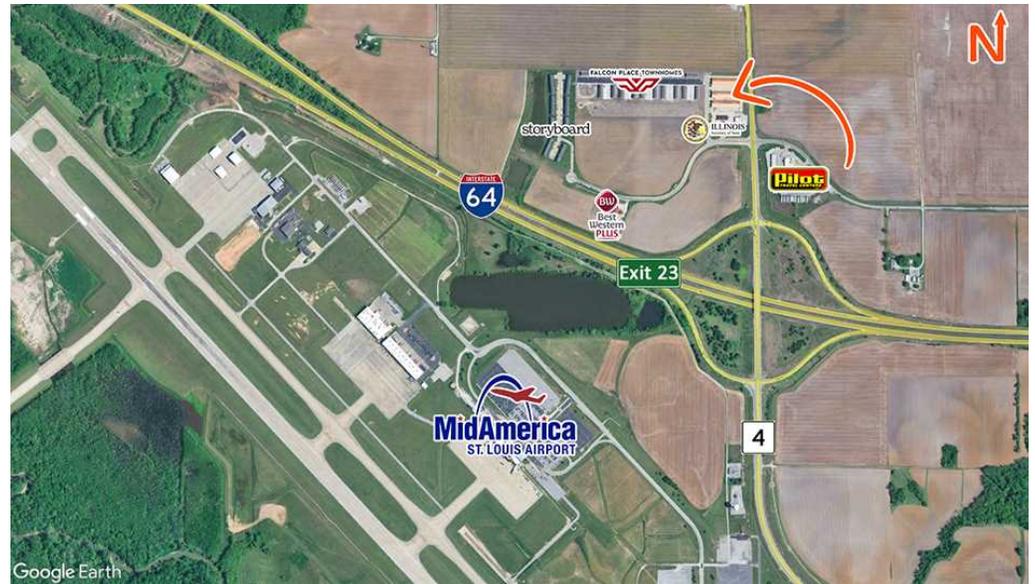
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INDUSTRIAL PROPERTY SUMMARY PG 2

9237 BELLER RD

UTILITY INFO:

Water Provider:	Mascoutah
Water Location:	On Site
Sewer Provider:	Mascoutah
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Mascoutah
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	400



SALE/LEASE INFORMATION:

Lease Rate:	\$9.00/SF - \$11.00/SF
Lease Type:	NNN
NNN Expenses:	\$3.00

PROPERTY DESCRIPTION:

Two 8,400 SF contiguous industrial/office suites available for lease. Suite B - 100% climate controlled, with 600 SF office space w/loft storage, 2 restrooms, 2 drive-in 14' doors and 100% insulated. Suite A - Heated warehouse, 600 SF office (climate controlled) and 3 drive-in 14' doors. Entire building clear span.