

# FOR SALE -AND- FOR LEASE

1127 East B Street  
Belleville, IL 62221



**11,874 SF OFFICE BUILDING**

**BARBERMURPHY**  
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# EXTERIOR PROPERTY PHOTOS

1127 East B St., Belleville, IL

EXTERIOR IMAGE



AERIAL VIEW



SECURE PARKING LOT



## 11,874 SF OFFICE BUILDING

Main level consists of multiple renovated private offices, reception area, conference room, restrooms & lunchroom/kitchen.

Second story consists of multiple private offices. Both floors are climate controls and renovated in 2012.

Building comes with 1.06 acres of rocked & fenced employee parking lot.

# INTERIOR PROPERTY PHOTOS

1127 East B St., Belleville, IL

RECEPTION AREA



PRIVATE OFFICE



KITCHEN

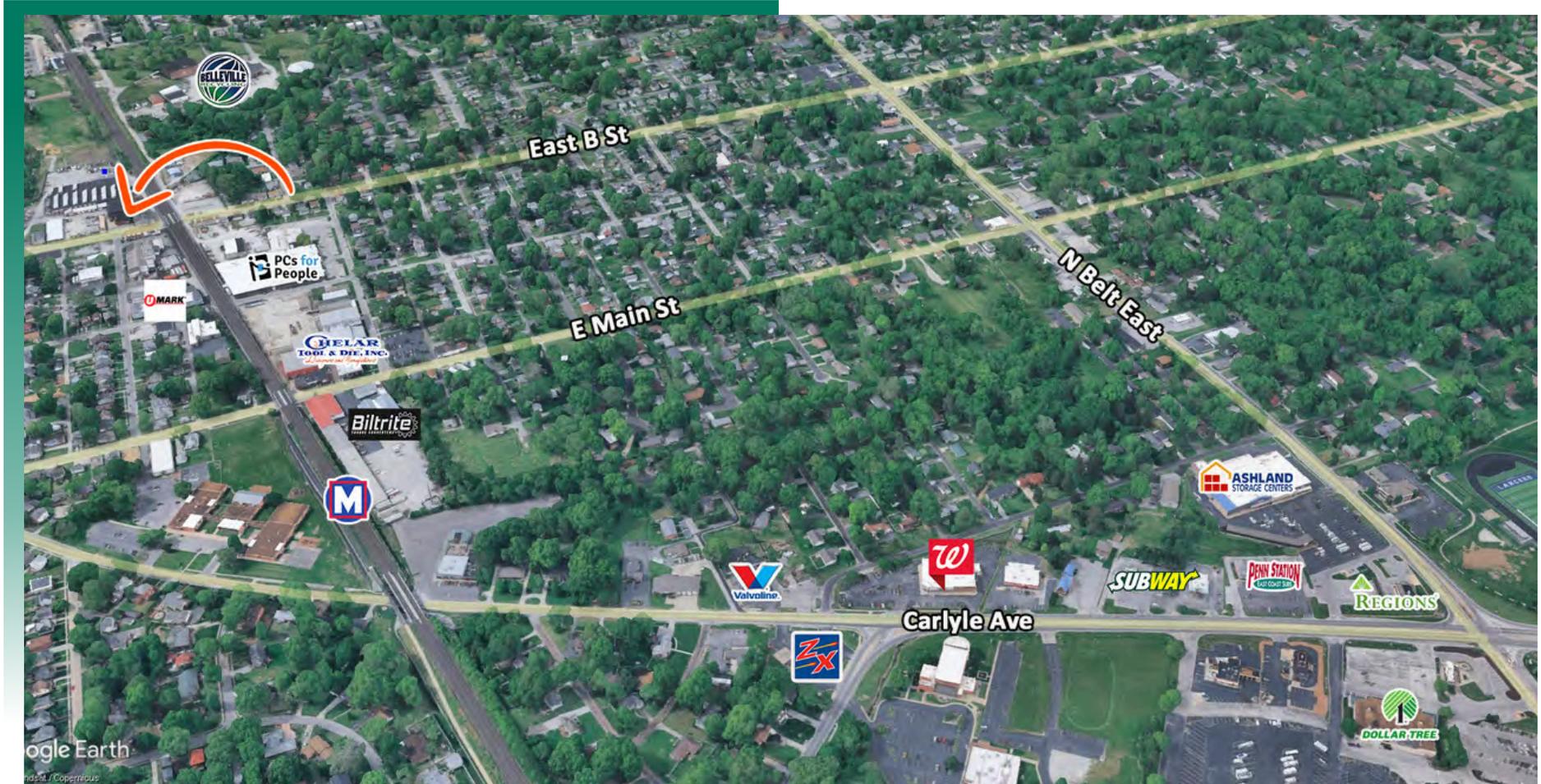


STORAGE AREA



# AREA MAP

1127 East B St., Belleville, IL



## LOCATION OVERVIEW

Located within close proximity to IL N Belt E, Carlyle Ave, and IL Rte 161.

## (2) WAREHOUSE BUILDINGS ALSO AVAILABLE

1200 East B St., Belleville, IL



- 3) 13.5'x24' drive-in doors
- (2) 10'x13' drive-in doors
- Clear span clear height of 13'-15'



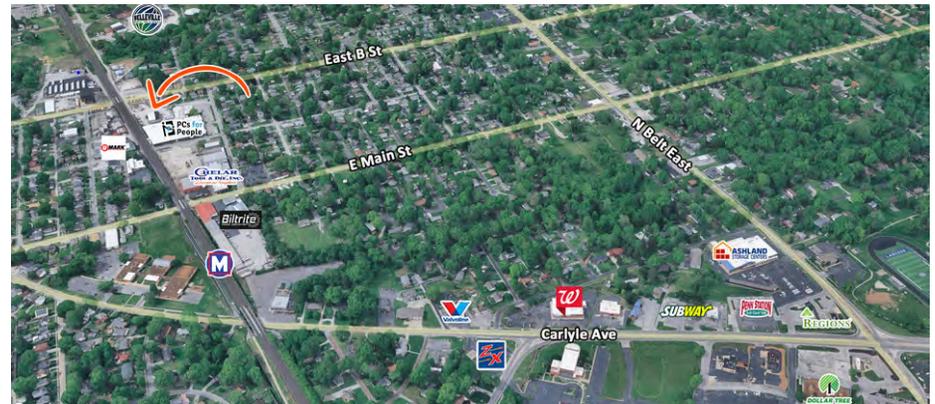
- (1) 12'x14' ramped drive-in door
- 1 dock with the ability to expand up to 5 docks
- Clear span clear height of 16'

LIST PRICE (2) WAREHOUSES: \$393,780

LEASE RATE: \$6.00/SF, NNN

(2) WAREHOUSES & OFFICE BLDG

SALE PRICE: \$750,000



# OFFICE/RETAIL PROPERTY SUMMARY

1127 EAST B ST., BELLEVILLE, IL 62221

**LISTING #** 3199

## LOCATION DETAILS:

**Parcel #:** 08-22.0-401-056  
**County:** IL - St. Clair  
**Zoning:** D-2

## PROPERTY OVERVIEW:

**Building SF:** 11,874  
**Min Divisible SF:** 11,874  
**Max Contig SF:** 11,874  
**Office SF:** 11,000  
**Lot Size:** 0.13 Acres  
**Frontage:** 73  
**Depth:** 103  
**Parking Spaces:** 25  
**Parking Surface Type:** Rock

## STRUCTURAL DATA:

**Year Built:** 1900  
**Yr Renovated:** 2012

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

**Taxes:** \$6,437.44  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$356,220  
**Price / SF:** \$30.00  
**Lease Rate:** \$8.00  
**Lease Type:** NNN

## PROPERTY DESCRIPTION:

11,874 SF Office building. Main level consists of multiple renovated private offices, reception area, conference room, restrooms & lunchroom/kitchen. Second story consists of multiple private offices. Both floors are climate controls and renovated in 2012. Building comes with 1.06 acres of rocked & fenced employee parking lot.

List price of stand alone office is \$356,220 & lease rate of \$8.00/SF, NNN. Include sale price of office & (2) warehouses is \$750,000.

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