



**FOR SALE
-AND-
LEASE**

1200 East B Street
Belleville, IL 62221

(2) BUILDING PORTFOLIO CONSISTING OF 8,320 SF ON 1.29 ACRES

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FRONT WAREHOUSE PROPERTY PHOTOS

1200 East B St., Belleville, IL

FRONT WAREHOUSE



FRONT WAREHOUSE



FRONT WAREHOUSE



4,400 SF BLOCK/WOOD FRAME WAREHOUSE

- (3) 13.5'x24' drive-in doors
- (2) 10'x13' drive-in doors
- Clear span clear height of 13'-15'
- Small office with heat & air
- 3 phase 200 amp 240V electric service

BACK WAREHOUSE PROPERTY PHOTOS

1200 East B St., Belleville, IL

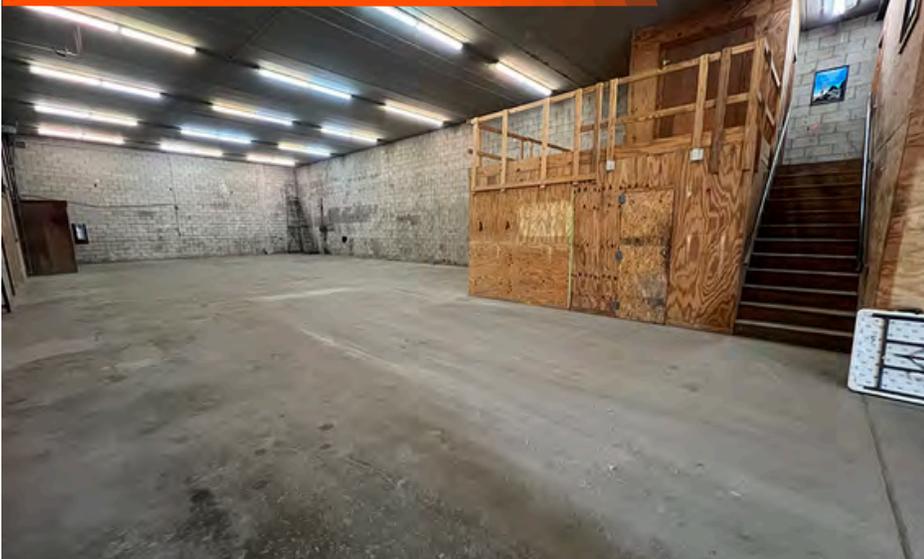
BACK WAREHOUSE



BACK WAREHOUSE



BACK WAREHOUSE

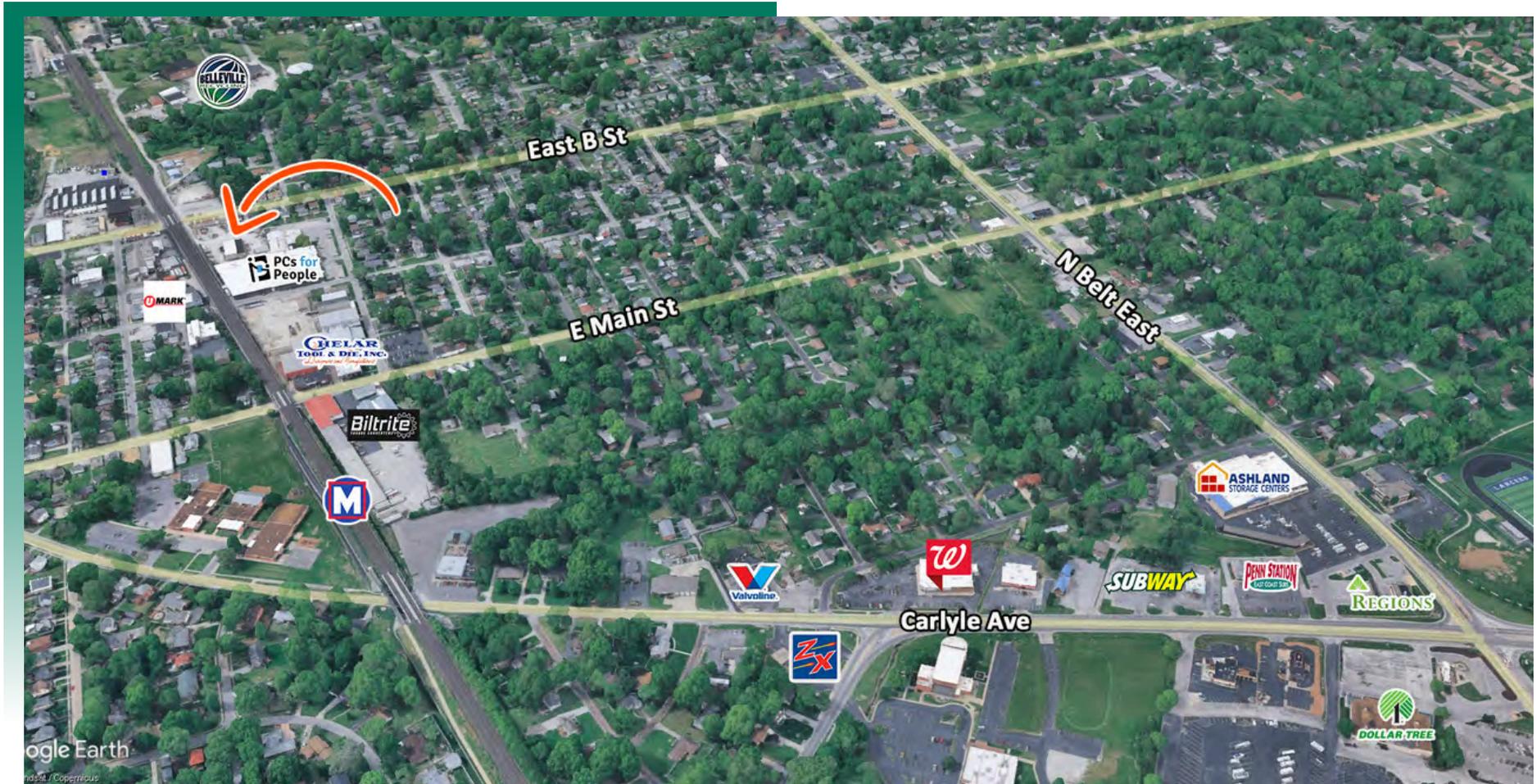


3,920 SF BLOCK/WOOD FRAME WAREHOUSE

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

AREA MAP

1200 East B St., Belleville, IL

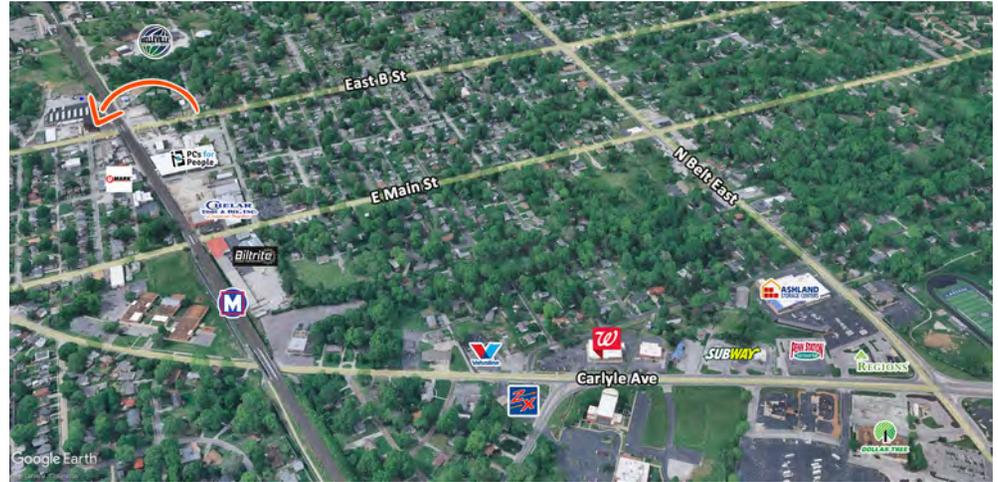


LOCATION OVERVIEW

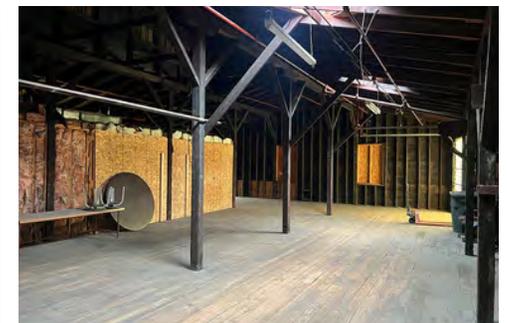
Located within close proximity to IL N Belt E, Carlyle Ave, and IL Rte 161.

ADDITIONAL OFFICE W/PARKING AVAILABLE

1127 East B St., Belleville, IL



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: \$356,220

LEASE RATE: \$8.00/SF, NNN

OFFICE BUILDING & (2) WAREHOUSES - SALE PRICE: \$750,000

INDUSTRIAL PROPERTY SUMMARY

1200 EAST B ST., BELLEVILLE, IL 62221

LISTING # 3200

LOCATION DETAILS:

Parcel #: 08-22.0-410-004 & 08-22.0-410-014
County: IL - St. Clair
Zoning: D-2

PROPERTY OVERVIEW:

Building SF: 8,320
Warehouse SF: 8,120
Usable Sqft: 8,320
Office SF: 200
Min Divisible SF: 8,320
Max Contig SF: 8,320
Lot Size: 1.29 Acres
Frontage: 116
Depth: 370
Parking Spaces: 20
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Clear Ht Min: 13'
Clear Ht Max: 16'
Bay Spacing: Clear Span
Construction Type: Exterior - Block, Wood Frame
Roof: Membrane, Steel
Floor Type: Reinforced Concrete
Floor Thickness: 8"-12"

FACILITY INFORMATION:

Heat: Warehouse
AC: Office
Lighting: Fluorescent
Sprinklers: None
Insulated: No
Ventilation: No
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: 8'x10'
of Dock Doors: 1
Dock Levelers: N/A
Drive In Doors: 6
Drive In Door Size: (3) 13.5'x24', (2) 10'x13', & (1) 12'x14'

INDUSTRIAL PROPERTY SUMMARY PG 2

1200 EAST B ST., BELLEVILLE, IL 62221

UTILITY INFO:

Water Provider:	City of Belleville
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 Low:	-
Voltage High:	240
Amps:	200
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$12,001.00
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	\$393,780
Price / SF:	\$47.33
Lease Rate:	\$6.00
Lease Type:	NNN

PROPERTY DESCRIPTION:

(2) Building portfolio consisting of 8,320 SF. First building is 4,400 SF block/wood frame warehouse with (3) 13.5'x24' drive-in doors, (2) 10'x13' drive-in doors, and clear span clear height of 13'-15'. Small office with heat & air plus shop bathroom. Trench drains and compressed air are located within shop. Building has 3 phase 200 amp 240V electric service. Gutters and skylights have been renovated within the last few years.

The second building is 3,920 SF block/wood frame warehouse with (1) 12'x14' ramped drive-in door, 1 dock with the ability to expand up to 5 docks, and clear span clear height of 16'. Warehouse is N/A heated.

Both buildings total to 8,320 SF on 1.29 acres. The lot is rocked and fenced. Zoning is D-2, heavy industrial.