



FOR SALE: 9-UNIT VALUE-ADD APARTMENT COMPLEX

5902 Gateway Industrial Dr., Belleville, IL 62223

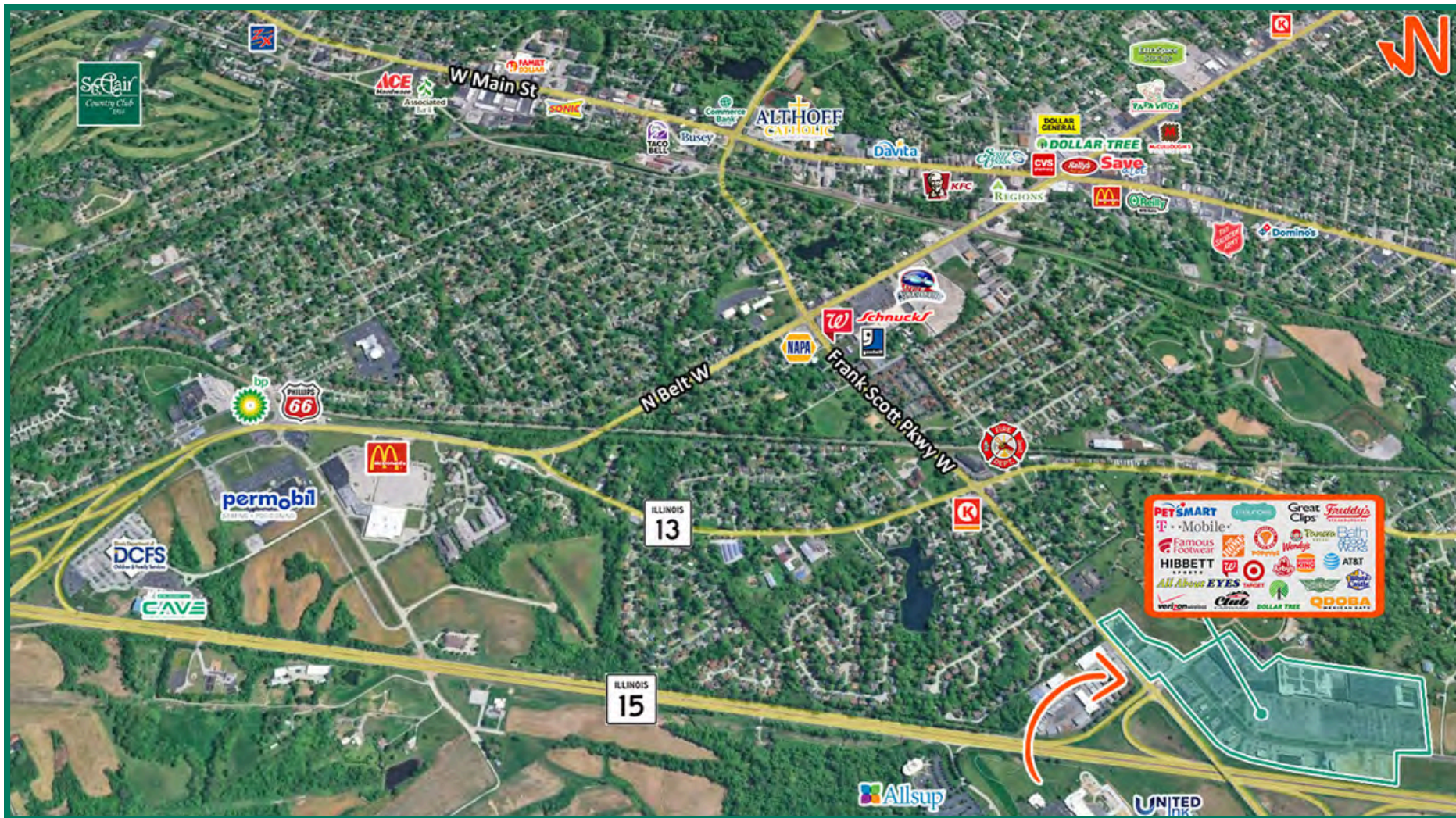
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AREA MAP

5902 Gateway Industrial Dr., Belleville, IL 62223



LOCATION OVERVIEW

The property is located within the established Gateway Industrial submarket in Belleville, a well-known commercial and industrial corridor serving the broader Metro East region. The area benefits from immediate access to Interstate 64, Interstate 255, and other major transportation arteries connecting the property to downtown St. Louis, Scott Air Force Base, and surrounding regional distribution hubs. Nearby industrial users, logistics operators, and commercial development contribute to a strong employment base and ongoing demand for industrial space within the market. The property's centralized Metro East location, combined with excellent regional connectivity, continues to support long-term industrial growth and tenant demand throughout the corridor.

PROPERTY PHOTOS & HIGHLIGHTS

5902 Gateway Industrial Dr., Belleville, IL 62223



Existing occupancy +
income in place

Offered well below
replacement costs

Below market rents

1 and 2 bedroom mix

(5) 2 Bedroom, 1 Bathroom & (4) 1 Bedroom, 1 Bathroom

RENT ROLL

5902 Gateway Industrial Dr., Belleville, IL 62223

Unit	Rent	BR	Deposit	Lease Exp	Vacant as of April 1,2026	Unit SF	Washer/Dryer Present	Type of Hook-Up
1	\$900	2	\$900	7/31/2026	-	1,000	No	In Shared Space
2	\$760	2	\$500	4/30/2027	-	850	No	In Shared Space
3	\$590	1	\$250	2/28/2026	-	625	No	In Shared Space
4	\$900	2	\$900+900	10/31/2026	-	1,000	No	In Shared Space
5	-	2	-	-	Vacant	1,000	No	In Shared Space
6	\$625	1	\$585	9/30/2025	-	625	No	In Shared Space
7	-	1	-	-	Vacant	625	No	In Shared Space
8	-	1	-	-	Vacant	625	No	In Shared Space
9	\$900	2	\$900	1/31/2027	-	1,000	No	In Shared Space

INVESTMENT PROPERTY SUMMARY

5902 GATEWAY INDUSTRIAL DR

LISTING # 3273

PROPERTY INFO:

Tenants/Units: 9
Parcel #: 07-13-0-400-058
County: IL - St. Clair
Zoning: Multi-Family

STRUCTURAL DATA:

Year Built: 1985
Yr Renovated: 1985
Building SF: 6,988

FACILITY INFO:

Parking Spaces: 12

LAND MEASUREMENTS:

Acres: 0.41 Acres

PROPERTY DESCRIPTION:

5902 Gateway Industrial Drive presents an opportunity to acquire a market-rate multifamily community consisting of a desirable mix of one-bedroom and two-bedroom apartment homes. The property offers residents affordable, well-located housing within the Belleville market while providing investors with stable cash flow and a diversified rent roll. The apartment community benefits from strong underlying rental demand driven by its proximity to major employment centers, retail amenities, healthcare providers, and transportation corridors throughout the Metro East region. The efficient unit mix appeals to a broad tenant base, including young professionals, small families, retirees, and workforce renters, supporting occupancy and long-term income stability. With in-place revenue, operational upside opportunities, and a strategic location within one of the St. Louis MSA's largest Illinois submarkets, 5902 Gateway Industrial Drive represents an attractive investment opportunity for both private and institutional multifamily investors seeking durable cash flow and future growth potential.



SALE INFORMATION:

Sale Price: \$540,000
Price / SF: \$77.28
Price / Unit: \$60,000
NOI: Contact Broker

INCOME:

Total Income: Contact Broker

EXPENSES:

Total Expenses: Contact Broker

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