FOR SALE: 16,536 SF FLEX BUILDINGS ON 3.06 ACRES

1958 Llewellyn Rd., Belleville, IL 62223

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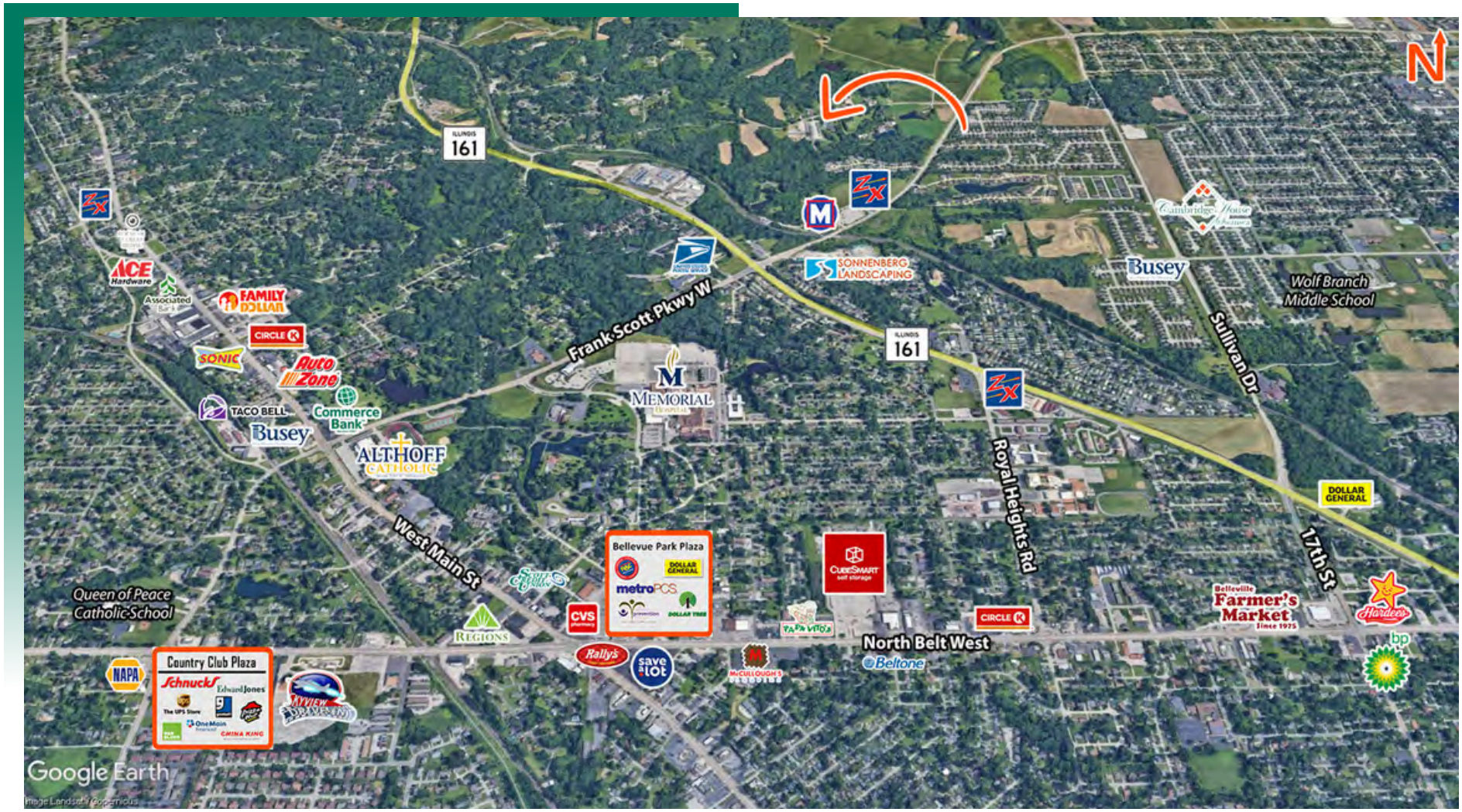
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1958 Llewellyn Rd., Belleville, IL 62223



LOCATION OVERVIEW

Half a mile from the intersection of Llewellyn Rd and Frank Scott Parkway West.

BUILDING SPECIFICATIONS

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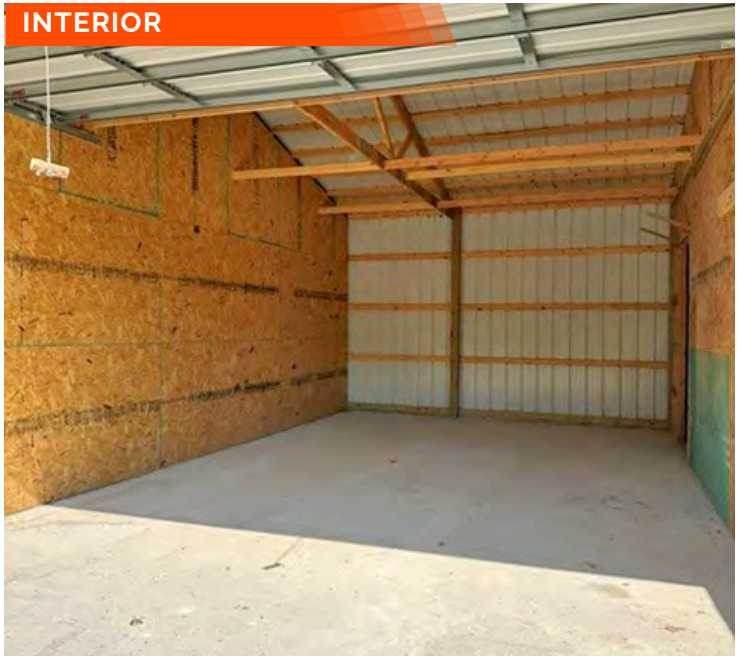
SITE PLAN

INTERIOR



BLDG	SIZE	SF	DRIVE-IN DOORS
A	89' x 36'	3,204	(3) 16'x9' | (1) 10'x9' | Office
B	169' x 30'	5,070	(7) 16'x9' | (1) 12'x9' | (2) 10'x9'
C	57' x 30'	1,710	(3) 16'x9'
D	84' x 30'	2,520	(3) 16'x8' | (1) 10'x8' | 2-Story Office
E	112' x 36'	4,032	(6) 16'x9'

16,532 TOTAL SF | 5 BUILDINGS

PROPERTY PHOTOS

1958 Llewellyn Rd., Belleville, IL 62223

BUILDING A-B

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

PROSPECTIVE BUYER PROFILE

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"BUY RIGHT" BUYERS *(Easiest path to purchase)*

These prospects can use the property immediately without needing to go through the village's special use approval process:

- **Residential Buyers & Homesteaders:** Anyone looking to build a single-family home on a potentially quieter, undeveloped parcel — especially appealing for hobby farming, large gardens, or keeping animals, as agriculture is permitted.
- **Horticultural Entrepreneurs:** Operators of nurseries, greenhouses, or local farming co-ops. Since these are permitted by right, a landscaping plant supplier or local grower would find this zoning highly favorable.
- **Local Government or Non-Profits:** Entities looking to establish a public park, playground, cemetery, or library.

"SPECIAL USE" BUYERS *(Requires village approval)*

These buyers would need to go through a public hearing and gain formal approval from the Village of Swansea before operating. You could market the property's potential to these groups:

- **Religious or Institutional Organizations:** Churches, religious retreats, or institutional facilities (like seminaries) often look for quieter, conservation-zoned land for their campuses.
- **Animal Care Professionals:** Veterinarians looking to build an animal hospital, or operators wanting to open a dog kennel or breeding facility.
- **Specialized Recreation Operators:** Entrepreneurs interested in outdoor recreation, such as regulation golf courses, miniature golf, or go-cart tracks.
- **Private Clubs or Lodges:** Organizations like the Elks, Moose Lodge, or private country clubs not primarily run as commercial retail businesses.
- **Niche Logistics / Infrastructure:** Telecom companies looking for land to build towers, or trucking/hauling services (uniquely allowed as a special use despite the ban on commercial warehouses.

INDUSTRIAL PROPERTY SUMMARY

1958 LLEWELLYN RD

LISTING # 3282

LOCATION DETAILS:

Parcel #:	08-05-0-101-001
County:	IL - St. Clair
Zoning:	Conservation District

PROPERTY OVERVIEW:

Building SF:	16,536
Usable Sqft:	16,536
Office SF:	2,000
Warehouse SF:	14,536
Min Divisible SF:	1,710
Max Contig SF:	5,070
Lot Size:	3.06 Acres
Frontage:	118
Depth:	IRR
Parking Spaces:	30
Parking Surface Type:	Rock
Archeological:	Yes
Environmental:	No
Survey:	No

STRUCTURAL DATA:

Year Built:	2007
Clear Ht Min:	8'
Clear Ht Max:	10'
Bay Spacing:	IRR
Construction Type:	Combination
Roof:	Metal
Floor Type:	Concrete

FACILITY INFORMATION:

Floor Drains:	Yes

LOADING & DOORS:

# Drive In Doors:	27
Drive In Door Size:	See Below

BLDG	DRIVE-IN DOORS
A	(3) 16'x9' | (1) 10'x9' | Office
B	(7) 16'x9' | (1) 12'x9' | (2) 10'x9'
C	(3) 16'x9'
D	(3) 16'x8' | (1) 10'x8' | 2-Story Office
E	(6) 16'x9'

TRANSPORATION:

Interstate Access:	IL-161

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INDUSTRIAL PROPERTY SUMMARY PG 2

1958 LLWEWLLYN RD

UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On-site
Sewer Provider:	Village of Swansea
Sewer Location:	On-site
Gas Provider:	Ameren
Gas Location:	On-site
Electric Provider:	Ameren
Electric Location:	On-site
Voltage High:	240
Phase:	1

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	$19,854.70
Tax Year:	2025

SALE INFORMATION:

Sale Price:	$499,000
Price / SF:	$30.18

PROPERTY DESCRIPTION:

Sale includes 3.06 acres of land and 5 steel buildings totaling 16,536 SF. Steel buildings are broken into 27 bays and two very basic office spaces. Storage and warehouse use are prohibited on this property. Special use may be granted by the Village of Swansea for specific uses only.

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