

FOR LEASE

3700 Centreville Ave.,
Belleville, IL 62226



2,200 SF OFFICE/RETAIL BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

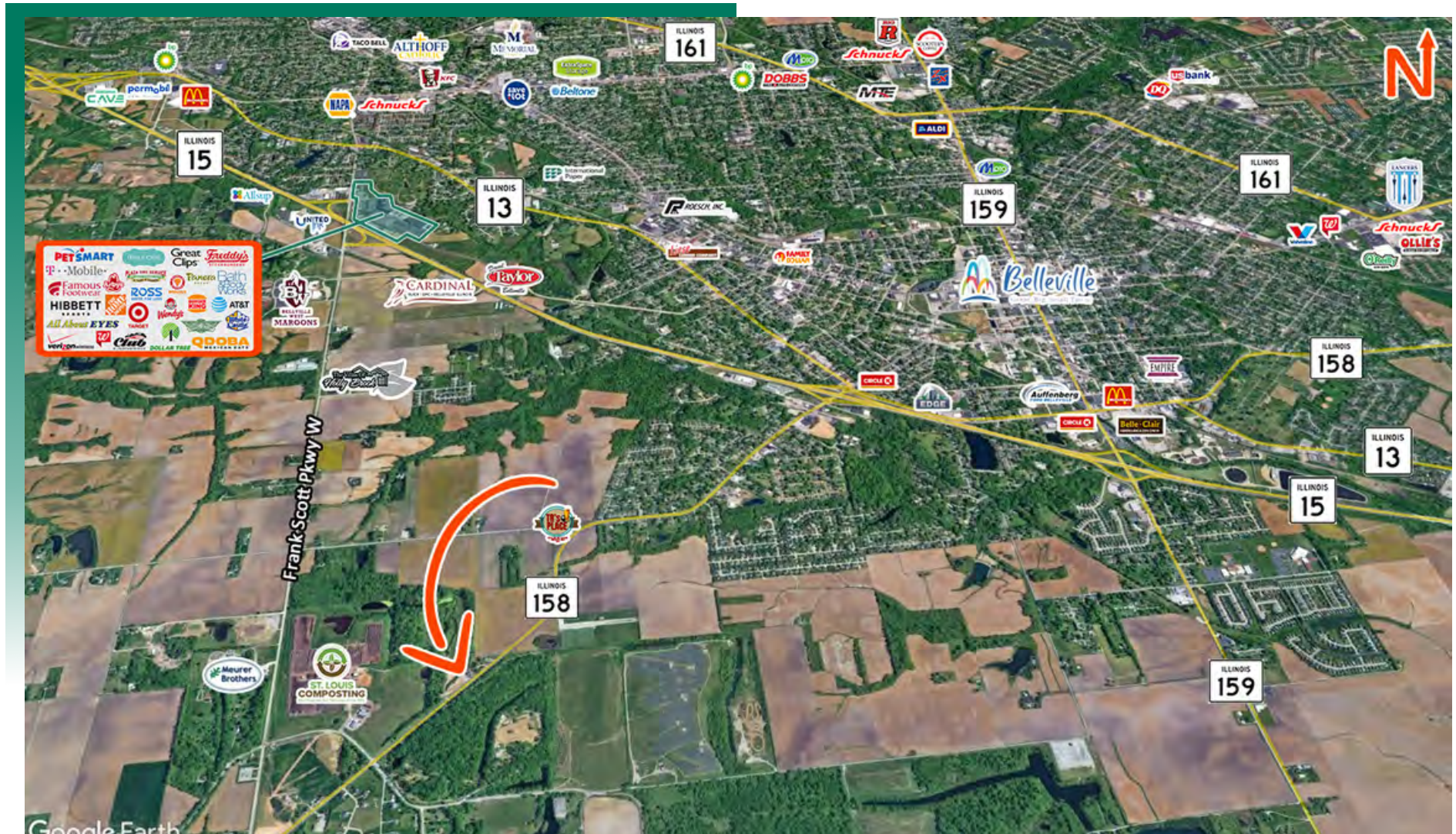
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miked@barbermurphy.com



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

3007 Centreville Ave., Belleville, IL 62226

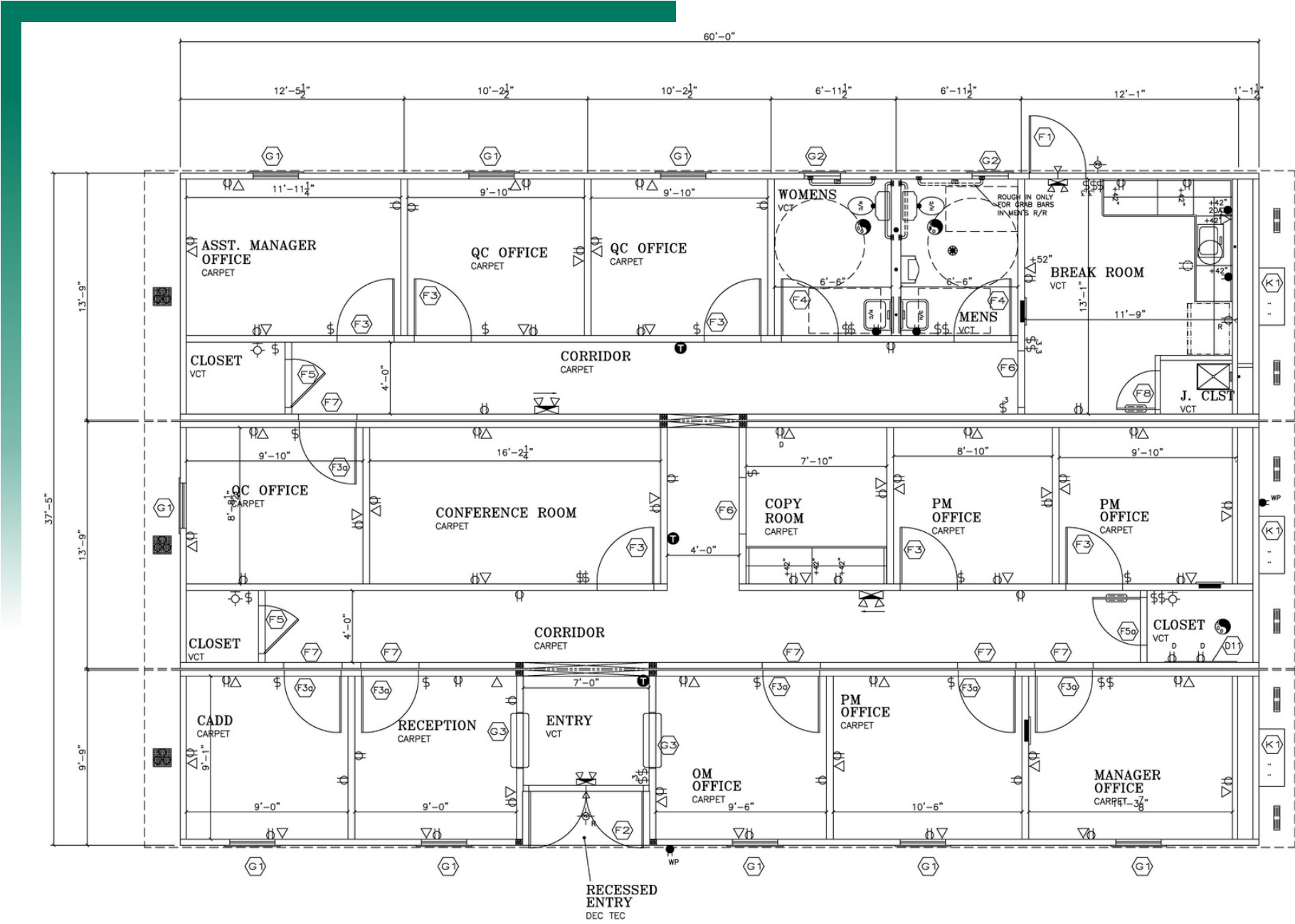


LOCATION OVERVIEW

Strategically located on IL 158 in unincorporated St. Clair County, immediately adjacent to Belleville and within the greater St. Louis Metro East market. This property provides convenient access to Belleville, Swansea, Fairview Heights, O'Fallon, Shiloh, Millstadt, and Columbia, while remaining within a short drive of Downtown St. Louis and the South St. Louis County, Missouri communities. Its central St. Clair County location allows office users to efficiently serve clients and employees throughout Southwestern Illinois and the greater St. Louis metropolitan area, offering a strong regional position without being limited to a single municipal market.

FLOOR PLAN

3007 Centreville Ave., Belleville, IL 62226

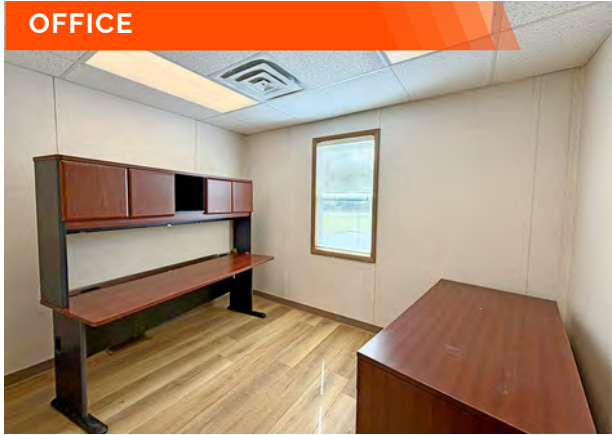


*Not to scale

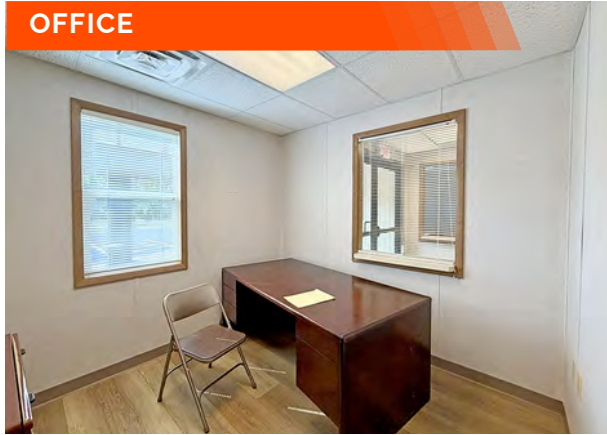
PROPERTY PHOTOS

3007 Centreville Ave., Belleville, IL 62226

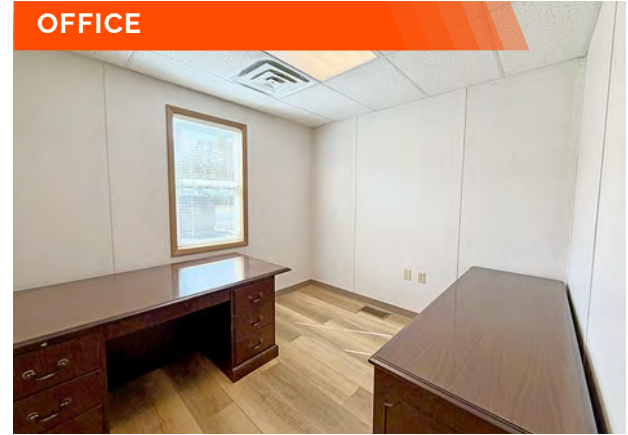
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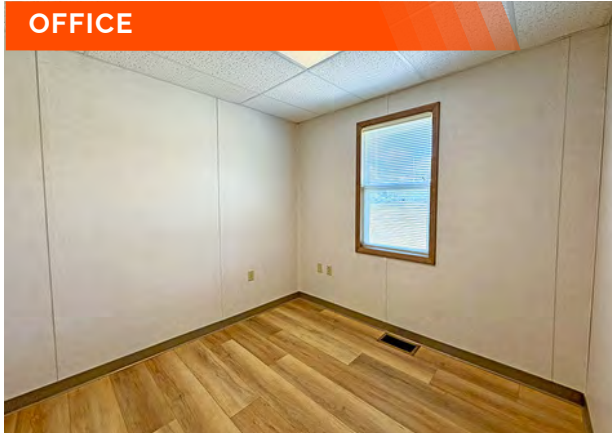
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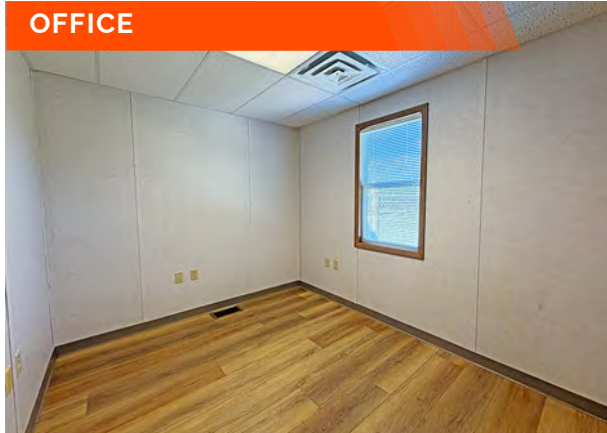
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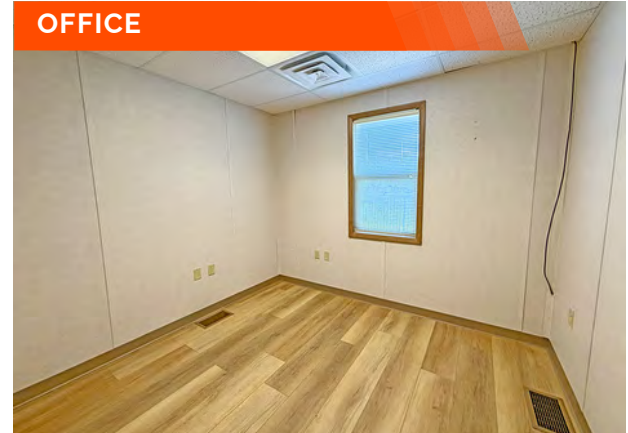
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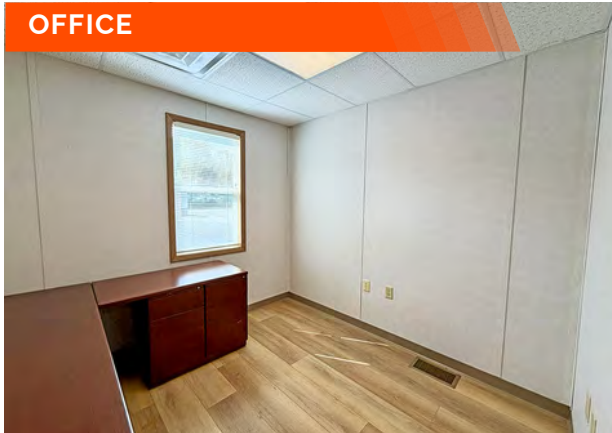
OFFICE



OFFICE



OFFICE



CONFERENCE ROOM



COPIER & STORAGE



PROPERTY PHOTOS & INFORMATION

3007 Centreville Ave., Belleville, IL 62226

SIGNAGE



ADDITIONAL PARKING LOT



FENCED IN REAR



RECEPTION



KITCHENETTE



Available Space:
2,220 SF office space
for lease

Office Layout:
11 private offices,
conference room, and
break room

Amenities:
2 restrooms and fenced-
in rear patio

B-2 Zoning:
Allows a wide variety of
commercial and service
uses

Parking Potential:
Surrounding acreage
allows for additional
parking

Building Access:
Covered and lighted
entrance

Tenant Improvements:
Negotiable

Location:
Unincorporated St. Clair
County near Belleville, IL

OFFICE/RETAIL SUMMARY

3007 CENTREVILLE AVE., BELLEVILLE, IL 62226

LISTING # 3310

LOCATION DETAILS:

Parcel # 08-31.0-400-019
County: IL - St. Clair
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 2,220
Vacant SF: 2,220
Usable Sqft: 2,220
Min Divisible SF: 2,200
Max Contig SF: 2,220
Office SF: 2,200
Retail SF: 2,200
Signage: Monument
Lot Size: 7.30 Acres
Frontage: 670
Depth: 393
Parking Spaces: 20

STRUCTURAL DATA:

Year Built: 2000
Renovated: 2023
Ceilings: 8.5'
Construction Type: Metal, Wood Frame



LEASE INFORMATION:

Lease Rate: \$12.50/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$4,650.38
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 6100

PROPERTY DESCRIPTION:

2,220 SF office space available for lease in unincorporated St. Clair County, IL (Belleville). Property features 11 offices, 2 restrooms, a conference room, a break room, and a fenced-in back patio. Surrounding acreage can allow for additional parking. Covered and lighted building entrance. Tenant improvements negotiable. Approved B-2 uses include: animal training facilities, automobile parts/truck implement sales, boat and motorcycle sales and servicing, carpenter shops, contractor equipment and storage, feed and seed stores, sales/packaging, greenhouse/plant nurseries, lawn care equipment and small engine repair, manufactured home and trailer sales, display and storage, tenant and awning fabrication and repair, trade schools and more.



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