

**REDUCED SALE PRICE: \$350,000**

**FOR SALE  
-AND-  
LEASE**

**711 S 16th Street,  
Belleville, IL 62220**



**20,000 SF WAREHOUSE/DISTRIBUTION COMPLEX**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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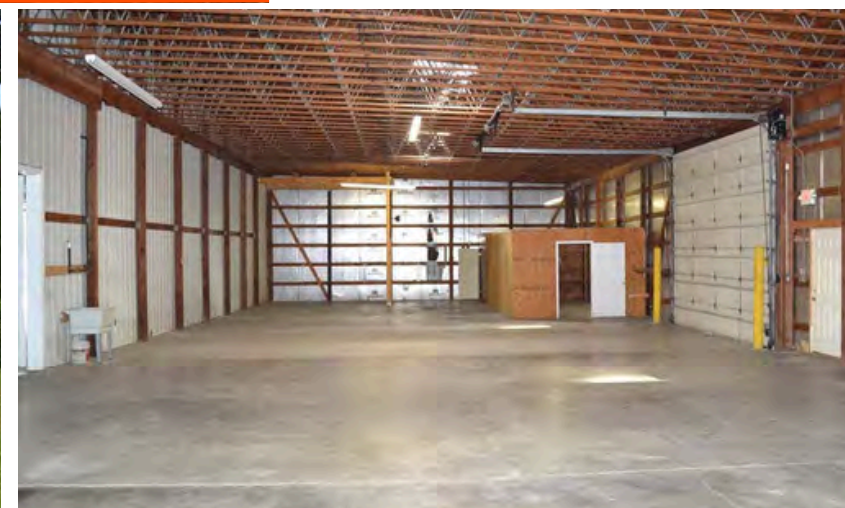
**Cole Hensel**  
Broker Associate  
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**18,000 SF building with multiple drive-in doors, dock doors and 14'-19' ceiling height.**


The property also features one 40' x 50' (2,000 SF) clear span pole barn with 14' ceilings.



## PROPERTY HIGHLIGHTS


  
2,000 SF

  
14'-19'

  
200 Amps,  
120V/240V  
& 3 Phase

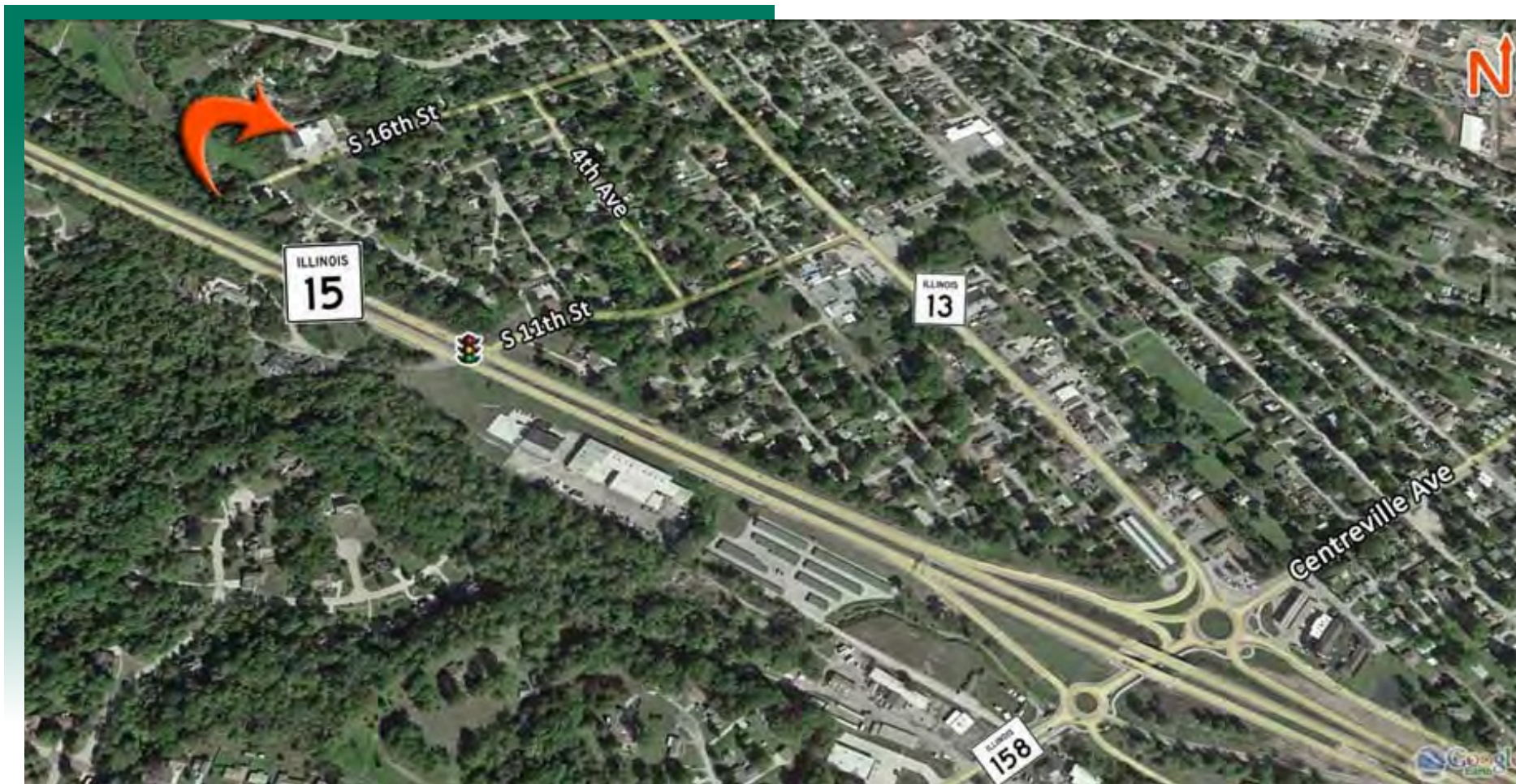
  
Compressed Air

  
(2) 8' x 10'  
Dock Doors

  
(1) 13' x 15', (4) 12' x 12'  
& (2) 10' x 8'  
drive-in doors

# AREA MAP

711 SOUTH 16TH STREET, BELLEVILLE, IL 62220



## LOCATION OVERVIEW

Located 1.5 miles away from Route 15 and IL-158, and just 17 miles from St. Louis, MO. This prime location offers easy access to major highways and a quick commute to nearby cities.



Frontage: 950'  
Depth: 350'



Route 15  
(1.5 Miles)



MidAmerica  
Airport  
14 miles



25 Parking  
Spaces

# PROPERTY LAYOUT

711 SOUTH 16TH STREET, BELLEVILLE, IL 62220



# PROPERTY PHOTOS

711 SOUTH 16TH STREET, BELLEVILLE, IL 62220



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# INDUSTRIAL PROPERTY SUMMARY

711 SOUTH 16TH STREET, BELLEVILLE, IL 62220

#2160

## SALE INFORMATION:

For Sale: YES  
Sale Price: \$350,000  
Sale Price/SF: \$17.50  
Cap Rate:  
GRM:  
NOI:

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$3.50/SF  
Lease Type: NNN  
Net Charges:  
CAM Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 20,000 SF  
Total Available: 20,000 SF  
Direct Lease: 20,000 SF  
Sublease: 0 SF  
Office: 2,000 SF  
Warehouse: 18,000 SF  
Min Divisible: 20,000 SF  
Max Divisible: 20,000 SF

## LAND MEASUREMENTS:

Acres: 6.50 AC  
Frontage: 950 FT  
Depth: 350 FT

## PROPERTY INFORMATION:

Parcel No: 08-29.0-101-006  
County: St. Clair  
Zoning: B-2  
Industrial Park: WH/Distribution  
Prior Use: Dist/Assembly  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$9,958.78  
Tax Year: 2022

## FACILITY INFORMATION:

Heating: YES  
Cooling: Office  
Insulated: Partial  
Sprinklers/Type: NO  
Skylights: YES  
Floor Drains: YES  
Ventilation: YES  
Compressed Air: YES  
Lighting: LED  
Men's Restroom: YES  
Women's Restroom: NO  
Shower: NO  
Breakroom: NO

## STRUCTURAL DATA:

Year Built: 1980  
Rehab Year: 2008  
Clearance Min: 14'  
Clearance Max: 19'  
Bay Spacing: Clear Span  
Style: Pole Barn  
Roof Type & Age: Metal  
Exterior: Metal  
Floors: 1  
Floor Type: Concrete  
Floor Thickness: 6"  
Floor Drains: Partial

## ACCESS POINTS:

Truck Dock: (2) 8'x 10'  
Dock Levelers: NO  
Drive-In Doors: (1) 13'x15',  
(4) 12'x12'  
& (2) 10'x8'

## PARKING:

Spaces: 25  
Surface Type: Asphalt  
Yard:  
Extra Land:

# INDUSTRIAL PROPERTY SUMMARY

## PROPERTY ADDRESS

### UTILITY INFORMATION:

Water Provider: City of Belleville  
Size & Location: On Site  
Sewer Provider: City of Bellville  
Size & Location: On Site  
Gas Provider: Ameren IL  
Size & Location: On Site  
Electric Provider: Ameren IL  
Size & Location: On Site  
AMPS: 200 Amps  
Phase: 3 Phase  
High Volts: 240 Volts  
Low Volts: 120 Volts  
Telecom Provider:  
Location:

### TRANSPORTATION:

Interstate: Route 15  
Rail: NA  
Barge: NA  
Airport: MidAmerica

### COMMENTS:

The 40' x 50' (2,000 SF) Clear Span Pole Barn has 14' ceilings, single phase 120/240V, and compressed air.



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