

# For Sale > 2 Industrial Buildings on 2.33 Acres

900 West Boulevard  
Belleville, IL 62221



❖ 2.33 Acre Industrial Property available for Sale

❖ (2) Buildings totaling 6,794 SF

- Building 1 – 3,762 SF – (2) 13x 12 OHD's, (1) 7x 8 OHD, (1) 7x8 Box Van Door, 600 SF Office, 15' Ceiling Height
- Building 2 – 3,032 SF – (2) 14x 12 OHD's, 729 SF Office, 16' Ceiling Height, Clear Span

❖ Zoned C-2 Heavy Commercial

1173 Fortune Blvd.

Shiloh, IL 62269

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James Leopold

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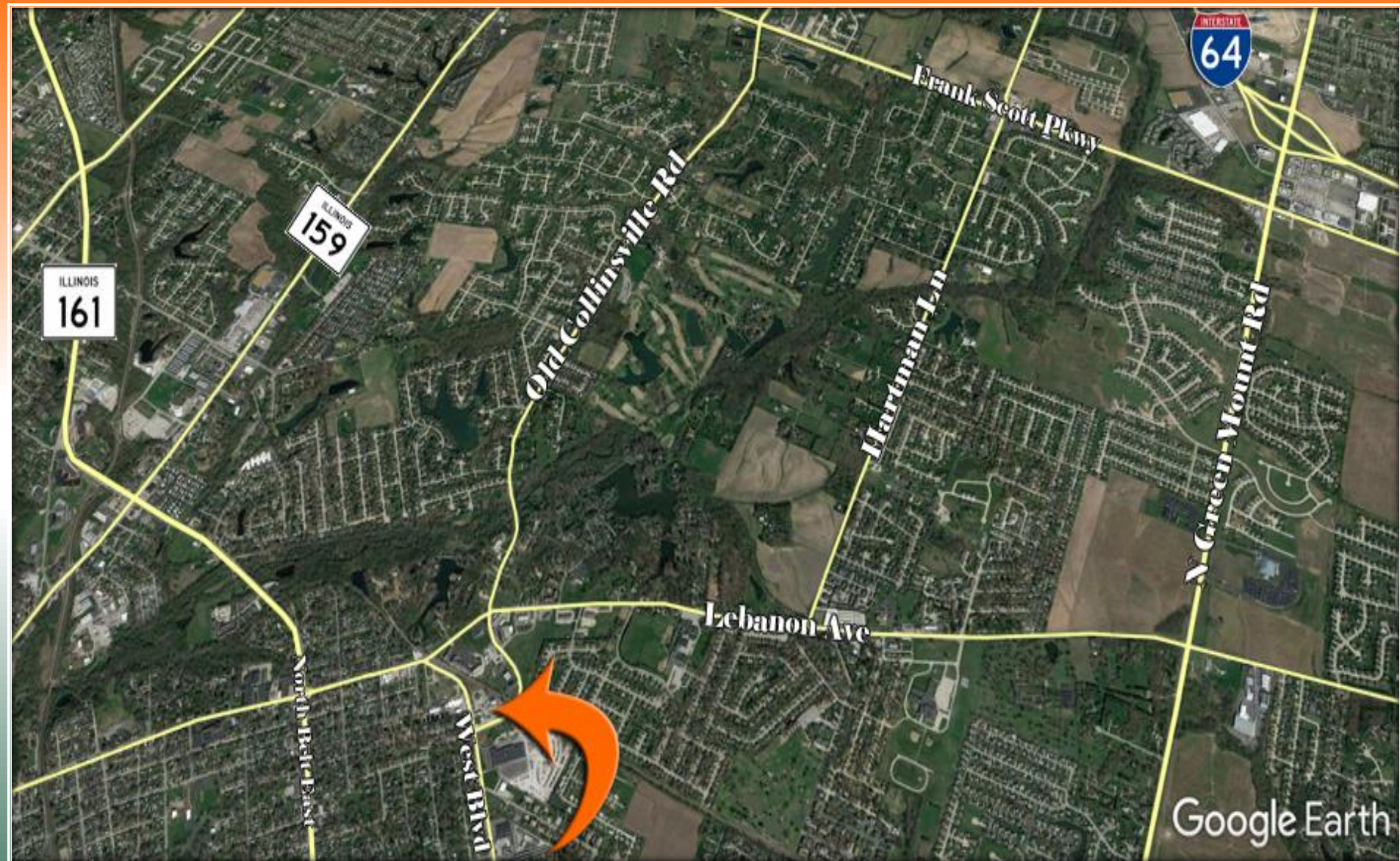
[JamesL@barbermurphy.com](mailto:JamesL@barbermurphy.com)

## Sale Price: \$250,000

**BARBERMurphy**  
GROUP  
COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

Individual Memberships  
**CCIM**  
Individual Memberships  
SIOR  
Society of Industrial and Office REALTORS

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.



Listing No: 1662

Industrial  
Office / Warehouse

900 West Boulevard - Bldg 1  
900 West Boulevard  
Belleville, IL 62221

**SALE INFORMATION:**

For Sale: Yes  
Sale Price: \$250,000  
Sale Price/SF: Total Complex  
CAP Rate:  
GRM:  
NOI:

**LEASE INFORMATION:**

For Lease: No  
Lease Rate:  
Lease Type:  
Net Charges:  
CAM Charges:  
Lease Term:

Leasing Comments:

Total SF Available: **6,794 SF**  
Min Divisible SF: **3,762 SF**

**SQUARE FOOT INFO:**

Building Total: 3,762 SF  
Total Available: 6,794 SF  
Direct Lease: 3,762 SF  
Sublease: 0 SF  
Office: 600 SF  
Warehouse: 3,162 SF  
Min Divisible: 3,762 SF  
Max Contiguous: 3,762 SF

**LAND MEASUREMENTS:**

Acres: 2.33  
Frontage: 464 FT  
Depth: 400 FT

**PROPERTY INFORMATION:**

Parcel No: 08-14.0-317-001  
County: St. Clair  
Zoning: C-2 Heavy Commercial  
Zoning By: Belleville  
Industrial Park: Continental Concrete  
Prior Use: Formerly Upchurch Concrete

TIF: Yes  
Enterprise Zone: Yes  
Foreign Trade Zone: No  
Survey: No  
Environmental: No  
Archaeological: No  
Property Tax: \$3,736.00  
Tax Year: 2015  
Total Complex

**STRUCTURAL DATA:**

Year Built: 1954  
Rehab Year:  
Clearance Min: 10'  
Clearance Max: 15'  
Bay Spacing:  
Style: Steel Frame and Wood Frame  
Roof: Shingles  
Exterior: Cinder Block & Steel  
Floors: 1  
Floor Type: Reinforced Concrete  
Floor Thickness: 4"  
Floor Drains: No



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Belleville, IL 62221

**UTILITY INFORMATION**

<b>Water Provider:</b>	Illinois American	<b>Service:</b>		<b>Location:</b>	Site
<b>Sewer Provider:</b>	City of Belleville	<b>Service:</b>		<b>Location:</b>	Across West Blvd.
<b>Gas Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	Site
<b>Electric Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	Site
<b>AMPS:</b>	200	<b>Phase:</b>	3 Phase		
<b>Low Volts:</b>	120	<b>High Volts:</b>	240		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	0	<b>Size:</b>	0	<b>Parking:</b>	2.33 Acres
<b>Dock Levelers:</b>	N/A	<b>Capacity:</b>	N/A	<b>Surface Type:</b>	Rock
<b>Drive-In Doors:</b>	3	<b>Size:</b>	(2) 13'x12' (1) 7'x8'	<b>Yard:</b>	2.33 Acre Total Complex
<b>Box Van Doors</b>	Yes			<b>Extra Land:</b>	Yes
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	No				
<b>Heating:</b>	Warehouse	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	Office	<b>Women's Restroom:</b>	No		
<b>Insulated:</b>	Yes	<b>Shower:</b>	No		
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	Yes		
<b>Lighting:</b>	Fluorescent	<b>Compressed Air:</b>	No		
<b>Skylights:</b>	No				

**TRANSPORTATION**

<b>Interstate:</b>	I-64
<b>Rail:</b>	Adjacent
<b>Barge:</b>	Not Applicable
<b>Airport:</b>	

**Listing Broker(s)**

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Office: (618) 277-4400	Office: (618) 277-4400
steve@barbermurphy.com	jamesl@barbermurphy.com
Cell: (314) 409-7283	Cell: (618) 581-1702

**Comments**

2.33 Acre Industrial Property with 2 Buildings totalling 6,794 SF. Building 1 is 3,762 SF, Building 2 is 3,032 SF. 3 Phase, 480V, 200 AMP Electrical Service. Zoned C-2 Heavy Commercial.

Listing No: 1662

Industrial  
Office / Warehouse

900 West Boulevard - Bldg 2  
900 West Boulevard  
Belleville, IL 62221

**SALE INFORMATION:**

For Sale: Yes  
Sale Price: \$250,000  
Sale Price/SF: Total Complex  
CAP Rate:  
GRM:  
NOI:

**LEASE INFORMATION:**

For Lease: No  
Lease Rate:  
Lease Type:  
Net Charges:  
CAM Charges:  
Lease Term:

Leasing Comments:

Total SF Available: **6,794 SF**

Min Divisible SF: **3,032 SF**

**SQUARE FOOT INFO:**

Building Total: 3,032 SF  
Total Available: 6,794 SF  
Direct Lease: 3,032 SF  
Sublease: 0 SF  
Office: 729 SF  
Warehouse: 2,303 SF  
Min Divisible: 3,032 SF  
Max Contiguous: 3,032 SF

**LAND MEASUREMENTS:**

Acres: 2.33  
Frontage: 464 FT  
Depth: 400 FT

**PROPERTY INFORMATION:**

Parcel No: 08-14.0-317-001  
County: St. Clair  
Zoning: C-2 Heavy Commercial  
Zoning By: Belleville  
Industrial Park: Continental Concrete  
Prior Use: Formerly Upchurch Concrete

TIF: Yes  
Enterprise Zone: Yes  
Foreign Trade Zone: No  
Survey: No  
Environmental: No  
Archaeological: No  
Property Tax: \$3,736.00  
Tax Year: 2015  
Total Complex

**STRUCTURAL DATA:**

Year Built:	1987	Clearance Min:	15'	Style:	Steel Frame
Rehab Year:		Clearance Max:	16'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Steel
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	4"
				Floor Drains:	Yes



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<b>Electric Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	Site
<b>AMPS:</b>	200	<b>Phase:</b>	3 Phase		
<b>Low Volts:</b>	120	<b>High Volts:</b>	240		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	0	<b>Size:</b>		<b>Parking:</b>	2.33 Acres
<b>Dock Levelers:</b>	N/A	<b>Capacity:</b>	N/A	<b>Surface Type:</b>	Rock
<b>Drive-In Doors:</b>	2	<b>Size:</b>	14'x12'	<b>Yard:</b>	2.33 Acres Total Complex
<b>Box Van Doors:</b>	No			<b>Extra Land:</b>	Yes
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A	<b>Additional Facility Information:</b>	Oil Separator
<b>Elevators:</b>	No				
<b>Heating:</b>	Warehouse	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	Office	<b>Women's Restroom:</b>	No		
<b>Insulated:</b>	Yes	<b>Shower:</b>	No		
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	Yes		
<b>Lighting:</b>	Fluorescent	<b>Compressed Air:</b>	Yes		
<b>Skylights:</b>	Yes				

**TRANSPORTATION**

<b>Interstate:</b>	I-64
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