

5,000 - 15,000 Sq. Ft. Warehouse Space



34 Empire Drive, Belleville, IL 62221

- 5,000 – 15,000 SF for Lease
- 3 Truck Docks, 3 OH Doors
- 20 Ft. Ceilings
- TIF District & Enterprise Zone
- Finish to Suit For Lease
- Lease: \$3.95 per SF, NNN



BARBERMurphy
GROUP
COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Boulevard, Shiloh, Illinois 62269 Office (618) 277-4400 Fax (618) 277-4407
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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.

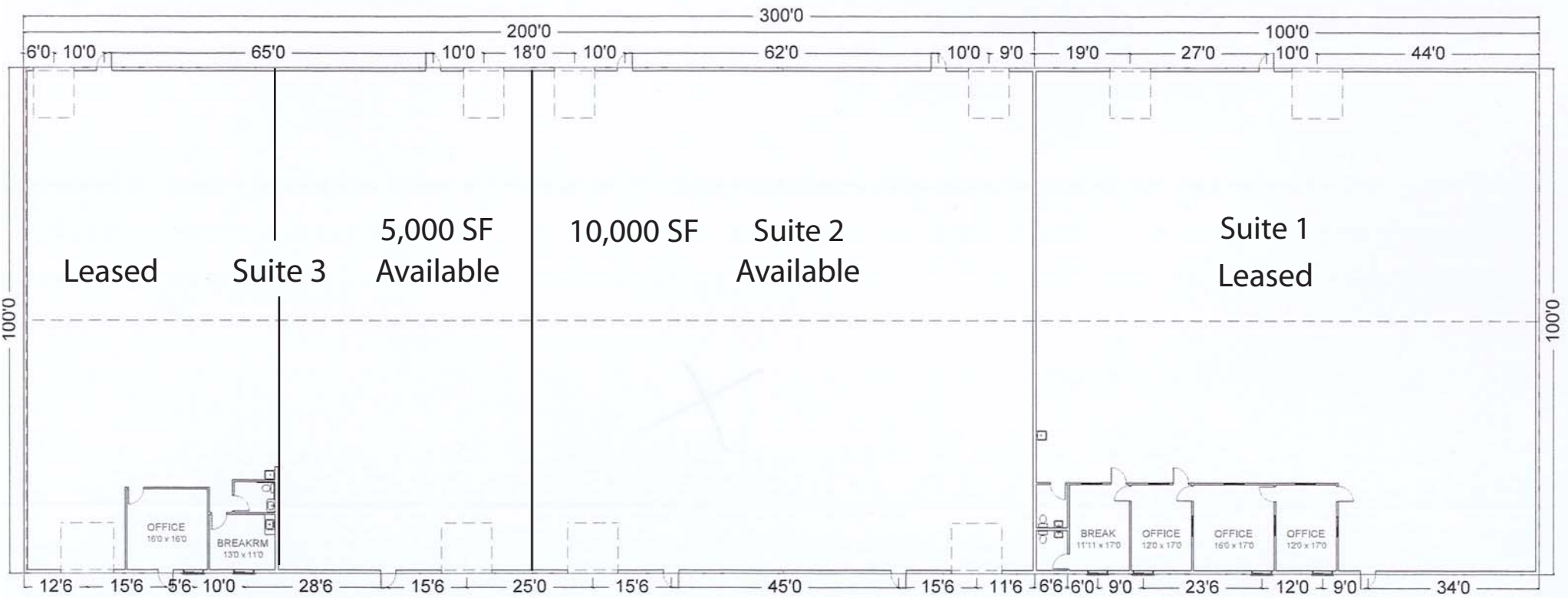


EXHIBIT "A"

EXISTING LAYOUT

1173 Fortune Boulevard, Shiloh, IL 62269 Office (618) 277-4400 Fax (618)277-4407

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Industrial 5,000 - 15,000 SF

34 Empire Drive
34 Empire Dr
Belleville, IL 62220

SALE INFORMATION

For Sale: No

Sale Price:

Sale Price/SF:

LEASE INFORMATION

For Lease: Yes

Lease Rate: \$3.95

Lease Type: NNN

Net Charges:

CAM Charges

Term:



SQUARE FEET AVAILABLE

Total Available: 15,000 SF

Building Total: 30,000 SF

Direct Lease: 15,000 SF

Sublease: 0 SF

Office: 0 SF

Warehouse: 15,000 SF

Min Divisible: 10,000 SF

PROPERTY INFORMATION

File No: 308

Parcel No: 08-26.0-407-003

County: Saint Clair

Zoning: Lt. Industrial

Zoning By: City of Belleville

Industrial Park: Belle Valley Industrial Park

Acres: 3.44

Frontage: 330 FT

Depth: 454 FT

Year Built:

Prior Use: Office / warehouse

Class:

Siding: Metal

Floors: 1

Floor Type: Concrete

Property Tax: \$30,050

TIF: Yes

Foreign Trade Zone:

Survey: No

Environmental: No

Rehab Year:

Style: Metal

Roof:

Floor Drains:

Floor Thickness:

Tax Year: 2009

Enterprise Zone:

Yes

Archeological: Yes

Leasing Comments:

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Belleville, IL 62220

UTILITY INFORMATION

Water Provider:	IL American	Service:		Location:	Site
Sewer Provider:	City of Belleville	Service:		Location:	Site
Gas Provider:	Ameren Illinois	Service:		Location:	Site
Electric Provider:	Ameren Illinois	Service:		Location:	Site
AMPS:		Phase:	Single		
Low Volts:		High Volts:			
Telecom Provider:	AT&T	Service:		Location:	Site

FACILITY INFORMATION

Clearance Min:	20'	Clearance Max:	20'
Bay Spacing:			
Truck Dock:	3	Size:	
Dock Levelers:	No	Capacity:	No
Drive-In Doors:	3	Size:	
Cooling:		Heating:	
Insulated:		Sprinklers:	Wet
Yard:		Paved:	
Extra Land:			
Rail:			
Barge:			
Overhead Crane:	No	Size:	0
Men's Restroom:		Women's Restroom:	
Shower:	No		
Elevators			
Skylights:		Lighting:	
Parking:		Traffic Count:	
Compressed Air Lines:	No	Ventilation:	

Comments

5-15,000 SF Warehouse Space Available For Lease in Belle Valley Industrial Park. Space includes 3 Truck Docks, 3 OH Doors, 20 Ft. Ceilings, Finish To Suit. Located in a TIF and Enterprise Zone.

Listing Broker(s)

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