

# 25,188 SF TRUCK TERMINAL FOR SALE/LEASE

5920 Gateway Industrial Dr., Belleville, IL 62223



**REDUCED SALE PRICE: \$2,100,000**

**BARBERMURPHY**

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

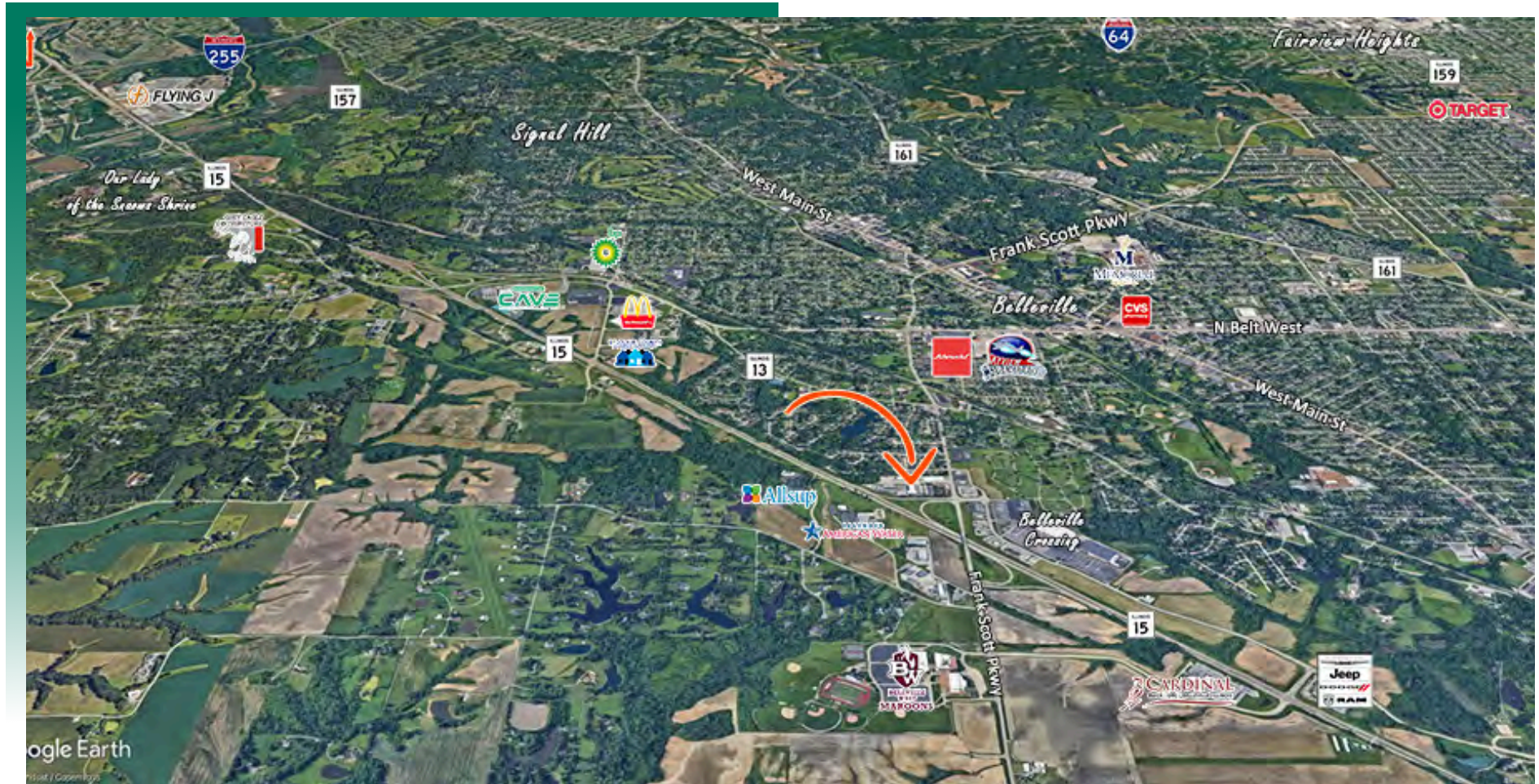
**Steve Zuber - CCIM, SIOR**  
Principal  
Cell: (314) 409-7283  
steve@barbermurphy.com

**Ethan Gowin**  
Broker Associate  
Cell: (618) 946-1487  
ethang@barbermurphy.com



# AREA MAP

5920 Gateway Industrial Dr., Belleville, IL



## LOCATION OVERVIEW

Located at 5920 Gateway Industrial Drive in Belleville, Illinois with great access to IL Route 15 and Frank Scott Parkway and just 5 miles from I-255.

# BUILDING 1 DETAILS

5920 Gateway Industrial Dr., Belleville, IL



## BUILDING 1

- 9,928 SF
- 6 drive through bays
- OH Doors  
(2) 12'x14'; (2) 12'x16'  
(4) 14'x22'; (4) 16'x22'
- 18' Eave Height
- 800 AMP, 208/120 volt, 3-phase
- Insulated/Heated
- Includes wash bay, trench drains, 2-ton monorail crane, exhaust system, distributed air lines, locker room



# BUILDING 2 DETAILS

5920 Gateway Industrial Dr., Belleville, IL



## BUILDING 2 - LEASED

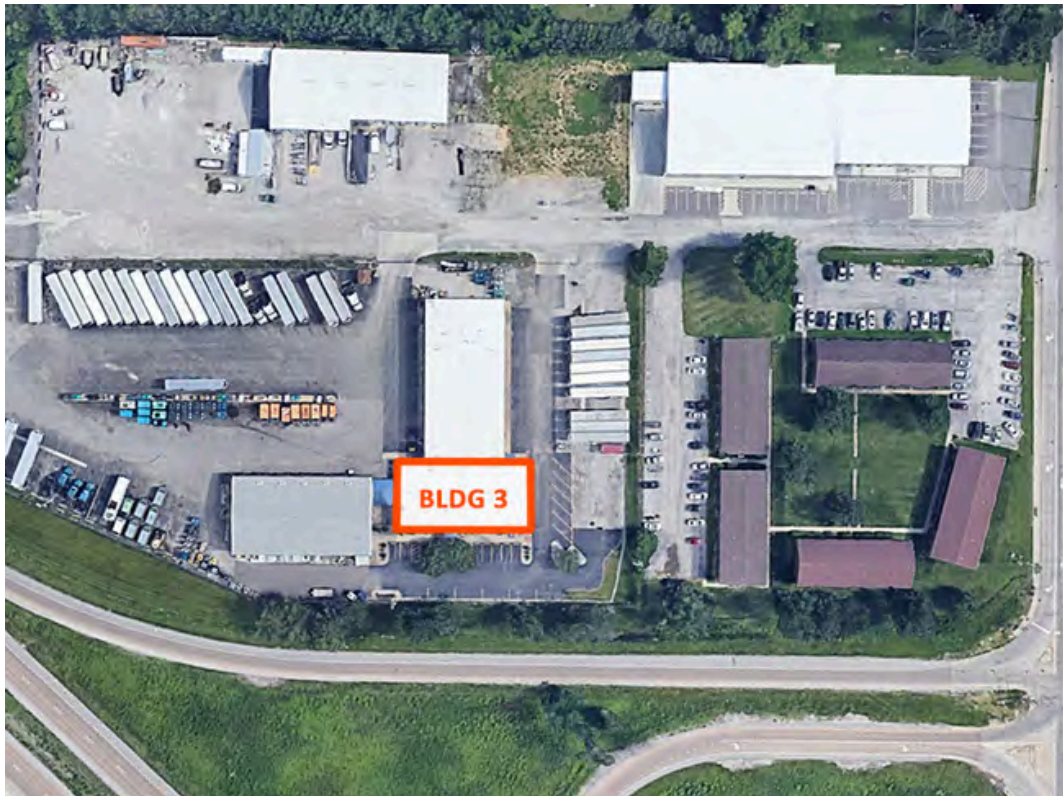
8,060 SF Leased  
Annual Income \$112,200

- 6 service bays
- OH Doors (6) 12'x14'
- 24' Eave Height
- 800 AMP, 480 volt, 3-phase
- Insulated/Heated
- Four ventilation fans
- 0.91 Acres of outdoor storage



# BUILDING 3 DETAILS

5920 Gateway Industrial Dr., Belleville, IL



## BUILDING 3

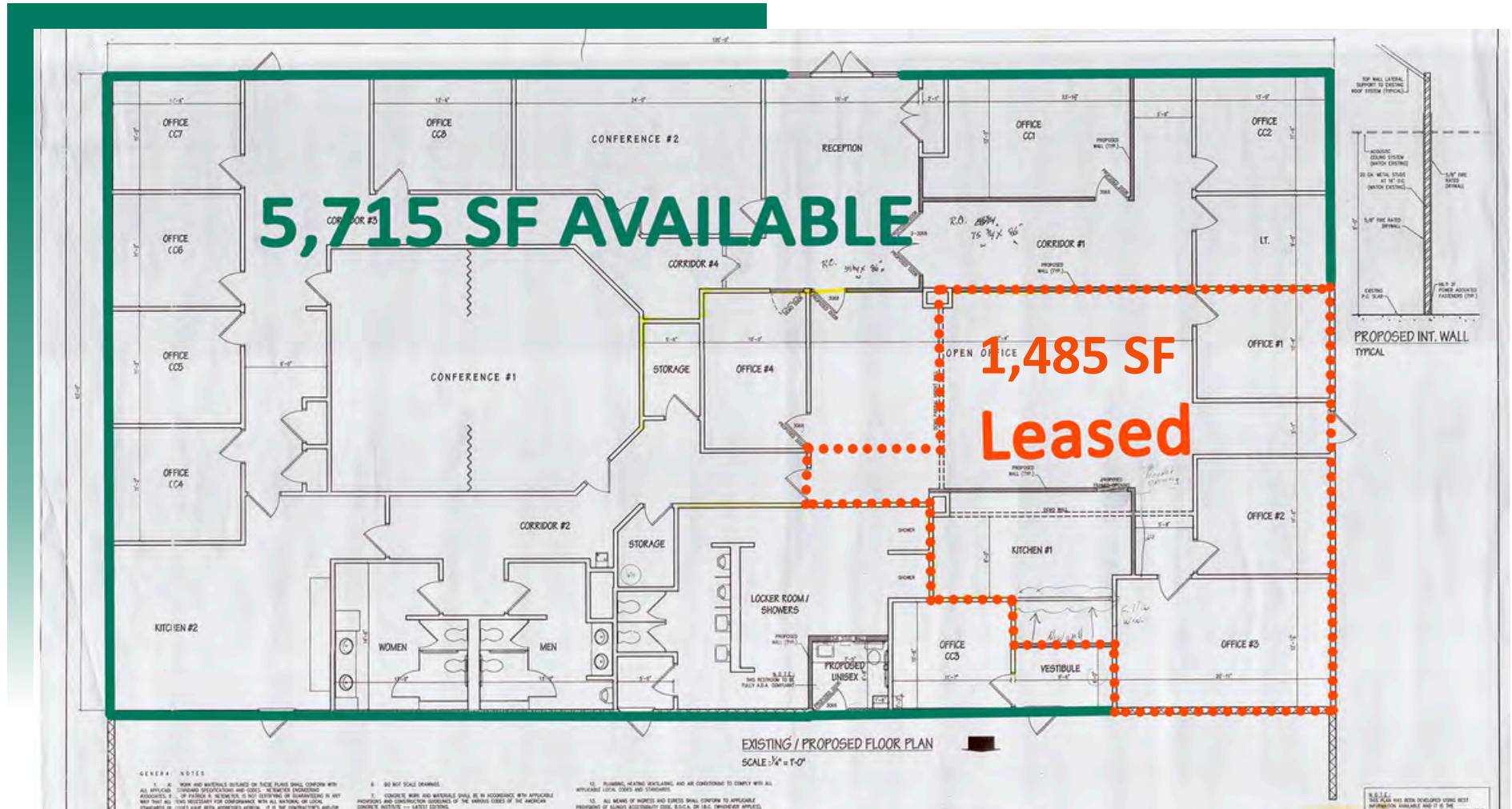
7,200 SF recently remodeled office space. Tenant in Bldg 2 is currently occupying 1,485 SF. The remaining 5,715 SF office space is available.

- +/- 34 car parking spaces
- Reception area
- Twelve private offices
- (1) conference room
- (1) large conference/training room
- Two kitchen's
- Men's and Women's restrooms
- Open office
- Warehouse manager office
- Unisex warehouse bathroom
- Locker room



# FLOOR PLAN - BLDG 3

5920 Gateway Industrial Dr., Belleville, IL



Total office space - 7,200 SF. 5,715 SF Office Space available for Lease is comprised of:  
9 offices, (2) conference rooms, kitchen, male/female restrooms, locker room w/showers and (2) storage closets.  
1,485 SF is leased to tenant in Bldg. 2

\*Not to scale

# LOT DETAILS

5920 Gateway Industrial Dr., Belleville, IL



3.44 total acres paved and fenced with concrete dolly pads. 2.53 AC available for lease. 0.91 acres is leased by tenant in Bldg. 2

- +/- 80 truck/trailer spaces
- Block heater pole system in truck parking area
- Excellent visibility from Route 15
- Secure parking outdoor storage

# INDUSTRIAL PROPERTY SUMMARY

#2889

5920 Gateway Industrial Dr., Belleville, IL

## SALE INFORMATION:

For Sale: Yes  
Sale Price: \$2,100,000  
Sale Price/SF: \$83.37  
Cap Rate:  
GRM:  
NOI:

## LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$9.00/SF  
Lease Type: NNN  
Net Charges:  
CAM Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 25,188 SF  
Total Available: 25,188 SF  
Direct Lease: 15,643 SF  
Sublease: 0 SF  
Office(total bldgs): 7,200 SF  
Warehouse(total bldgs): 17,988 SF  
Min Divisible(lease): 5,715 SF  
Max Contiguous (lease): 9,928 SF

## LAND MEASUREMENTS:

Acres: 8.02 AC  
Frontage: 945 FT  
Depth: 313 FT

## PROPERTY INFORMATION:

Parcel No: 07-13.0-400-070  
County: St. Clair  
Zoning: Improved Commercial  
Industrial Park: -  
Prior Use: Truck Repair  
TIF: No  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: Yes  
Environmental: Yes  
Archaeological: No  
Property Tax: \$34,565  
Tax Year: 2022

## FACILITY INFORMATION:

Heating: Throughout  
Cooling: Office  
Insulated: Yes  
Ventilation: Yes  
Compressed Air: Yes  
Lighting: LED/Fluorescent  
Sprinklers/Type: No  
Skylights: Yes  
Men's Restroom: Yes  
Women's Restroom: Yes  
Shower: Yes  
Breakroom: Yes

## STRUCTURAL DATA:

Year Built: 1970  
Rehab Year: 2022  
Clearance Min: 18'  
Clearance Max: 24'  
Bay Spacing: 23'x65'  
Style: Steel Frame  
Roof Type & Age: Metal  
Exterior: Metal  
Floors: 1  
Floor Type: Reinforced  
Floor Thickness: 6"  
Floor Drains: Yes

## ACCESS POINTS:

Truck Dock: 0  
Drive-In Doors: (4) 22'x16' (4) 22'x14'  
(8) 12'x14' (2) 12' x 16'

## OVERHEAD CRANES:

Cranes: 2 Monorail Crane rails  
Size: (1) 2T Hoist  
Hook Height: 16'

## PARKING:

Spaces: +/- 80  
Surface Type: Asphalt  
Yard: +/- 3.44 AC  
+/- 2.15 acres wooded



# INDUSTRIAL PROPERTY SUMMARY

#2889

5920 Gateway Industrial Dr., Belleville, IL

## UTILITY INFORMATION:

Water Provider: IL American  
Size & Location: On Site  
Sewer Provider: City Served  
Size & Location: On Site  
Gas Provider: Ameren IL  
Size & Location: On Site  
Electric Provider: Ameren IL  
Size & Location: On Site  
AMPS: 800(both bldgs)  
Phase: 3 Phase(both bldgs)  
High Volts: 208(bldg 1);480 (bldg 2)  
Low Volts: 120(bldg 1)  
Telecom Provider: Charter/Spectrum  
Location:

## TRANSPORTATION:

Interstate: I-255  
Rail: N/A  
Barge: N/A  
Airport: Lambert St. Louis



## COMMENTS:

This property was formerly occupied by Cooling Concepts for truck maintenance, trailer parking and administration offices. There are three buildings totaling 25,188 sf along with 3.44 acres of trailer parking/outdoor storage. \$112,200 lease income generated from lease on 9,545 sf office/warehouse along with .91 acres of outdoor storage. Leaving 15,643 sf of office/warehouse along with 2.53 acres for trailer parking/outdoor storage.



**Steve Zuber - CCIM, SIOR**  
Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com



**Ethan Gowin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 14)  
Cell: (618) 946-1487  
ethang@barbermurphy.com