



## CALL FOR OFFERS .....

# 8,952± SF Free-Standing Commercial Building

Newly Built Site Ideal for a Variety of Commercial Uses

5510 N. Belt West  
Belleville, IL



	<b>Building</b>	8,952± SF
	<b>Year Built</b>	2024
	<b>Land</b>	2.37± AC
	<b>Parking</b>	56 Spaces
	<b>Zoning</b>	C-2 (Heavy Commercial District)
	<b>Tax (2024)</b>	\$30,360.86
	<b>Tax ID#</b>	08-18.0-100-032

### DETAILS

This newly constructed, free-standing commercial office building delivers institutional-quality construction. Completed in 2024, the property was purpose-built as a plasma donation center, incorporating modern design and infrastructure tailored to healthcare operations.

The building features upgraded power, HVAC, plumbing and life-safety systems, making it highly adaptable for a range of medical and service-oriented uses. Positioned on a 2.37-acre site, the property offers ample space for parking and future operational flexibility.

### LOCAL INFORMATION

Located within the St. Louis metro area, Belleville, Illinois, offers investors access to a diverse and stable regional economy supported by healthcare, education, manufacturing and military employment. Its proximity to downtown St. Louis, along with access to major highways and transit infrastructure, makes it an attractive submarket for both residents and businesses seeking affordability without sacrificing connectivity. Continued population stability and steady commercial activity position Belleville as a reliable market for long-term real estate investment.

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