

# 0.94 ACRES > BUILD TO SUIT

1150 South Illinois, Belleville, IL 62220



CONTACT BROKER FOR PRICING

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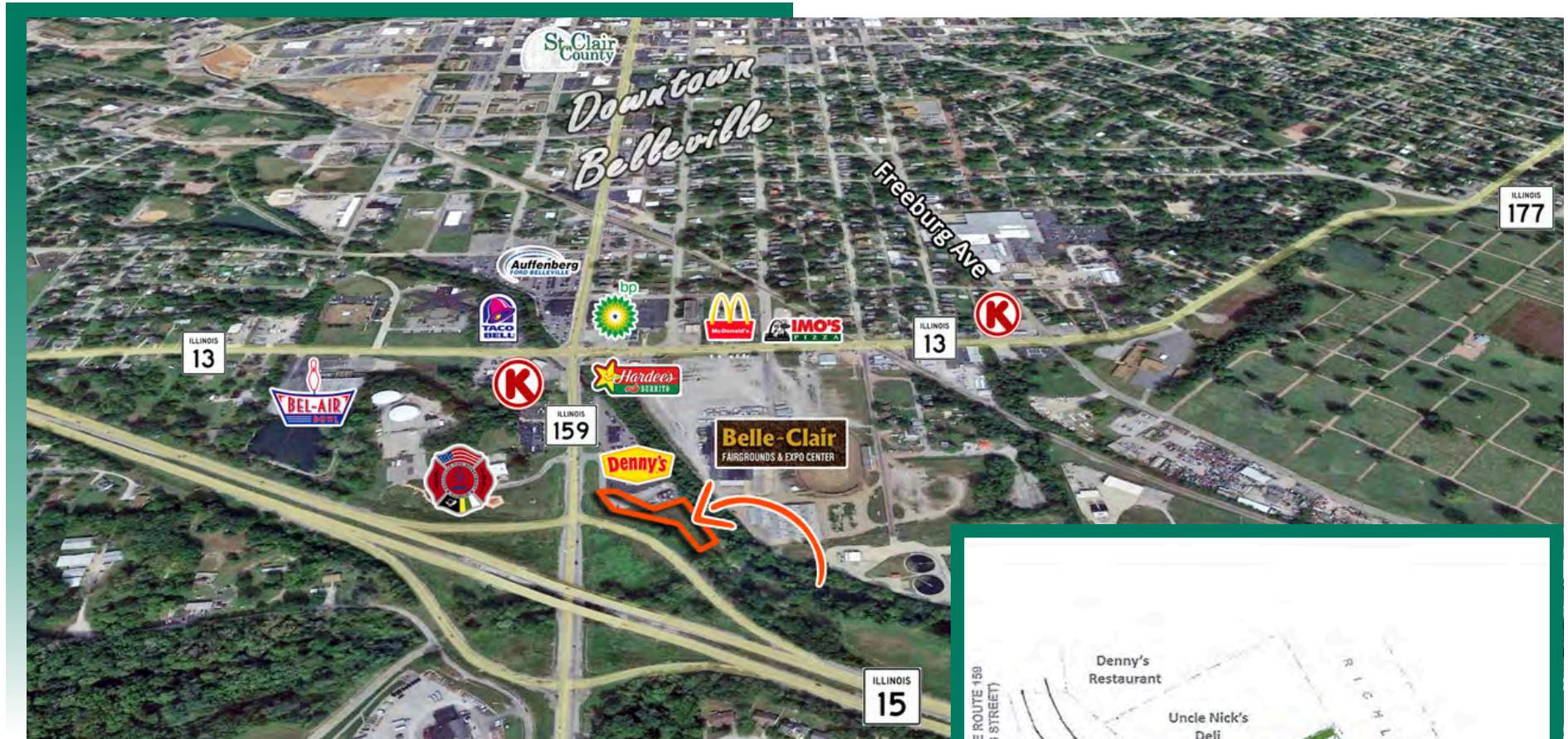


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

1150 South Illinois, Belleville, IL 62220



## LOCATION OVERVIEW

Excellent access to Rt. 15 and I-255. High-visibility location.

## PROPERTY OVERVIEW

Great opportunity for office warehouse, contractor yard, HVAC/Sheetmetal business, retail or office type user. Owner will do a build to suit for a qualified tenant.





# LAND PROPERTY SUMMARY

#2443

1150 South Illinois, Belleville, IL 62220

## LEASE INFORMATION:

For Lease: Yes

## LAND MEASUREMENTS:

Acres: 0.94 AC  
Total Acres Available: 0.94 AC  
Min Divisible Available: 0.94 AC  
Frontage: 353 FT  
Depth: Varies  
Subdivide Site: No

## PROPERTY INFORMATION:

Parcel No: 08-27.0-314-013  
County: St. Clair  
Zoning: C-2  
Prior Use: -  
Traffic Count: 16,200  
TIF: Yes  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: No  
Environmental: No  
Archaeological: No  
Property Tax: \$751.00  
Tax Year: 2020  
Topography: Level



## UTILITY INFORMATION:

Water Provider: IL American  
Location: Adjoining Property  
Sewer Provider: Belleville  
Location: Adjoining Property  
Gas Provider: Ameren IL  
Location: At Road  
Electric Provider: Ameren IL  
Location: Adjoining Property  
Telecom Provider: -  
Location: -

## TRANSPORTATION:

Interstate: I-255  
Rail: -  
Barge: -  
Airport: -

## COMMENTS:

Build to Suit opportunity - 0.94 acres,. Great opportunity for office warehouse, contractor yard, HVAC/Sheetmetal business, retail or office type user. Owner will do a build to suit for a qualified tenant.



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