



MID-AMERICAN CORPORATE CENTER

7650 Magna Drive | Belleville, IL 62223

\$10/SF FULL SERVICE - 1ST FLOOR

\$16/SF FULL SERVICE - 2ND FLOOR



2,542 SF - MINIMUM DIVISIBLE | 21,696 SF - MAXIMUM CONTIGUOUS | 76,181 SF - AVAILABLE

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

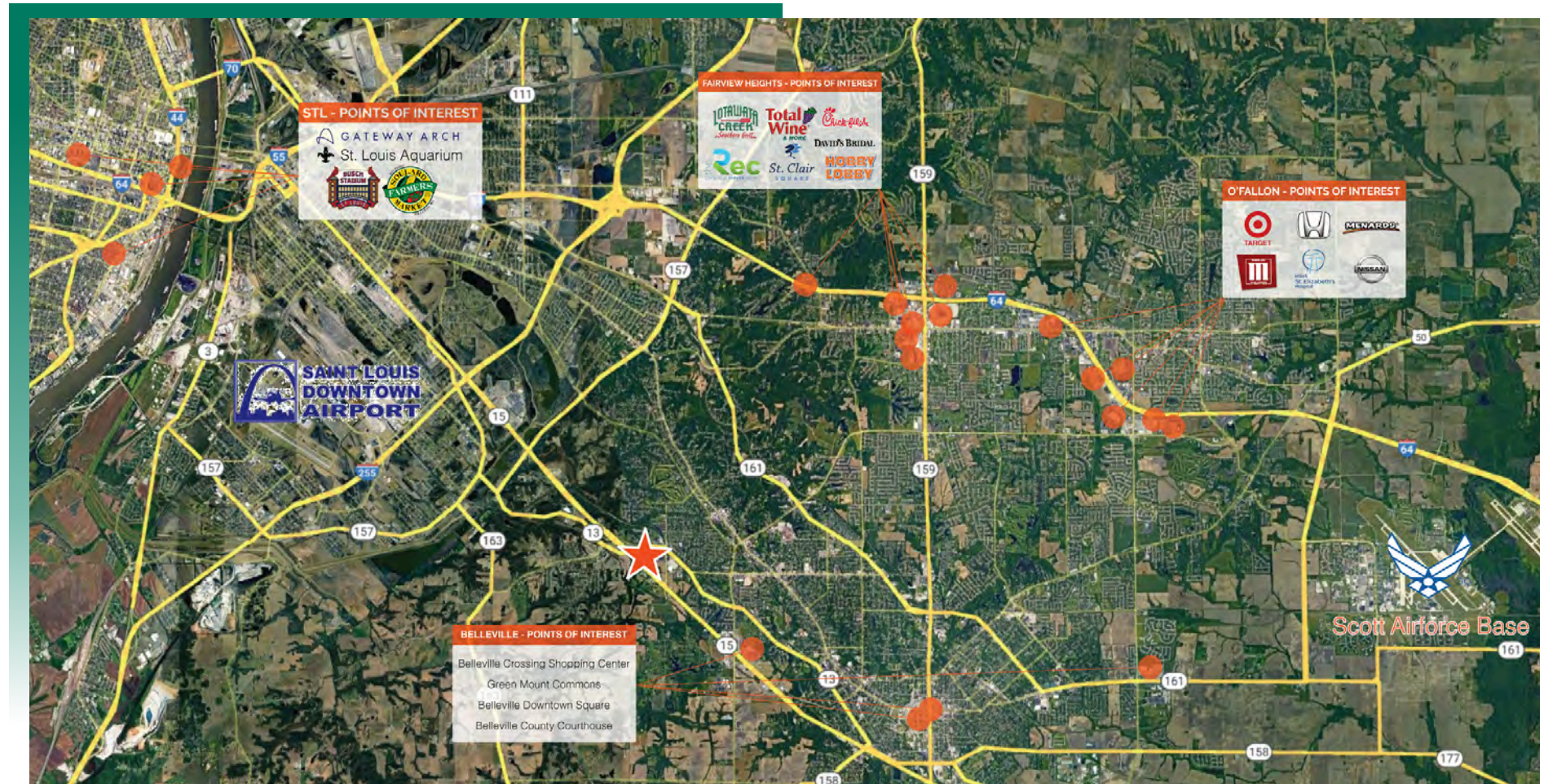
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AREA MAP

7650 Magna Drive, Belleville, IL 62223



LOCATION OVERVIEW

Conveniently located at the intersection of Route 13 and Route 15, next to the Center for Academic and Vocational Excellence in Belleville, IL. 8 miles from St. Louis Downtown Airport and 16 miles from Scott Air Force Base.



REHAB YEAR
2023



PARKING
777 SPACES



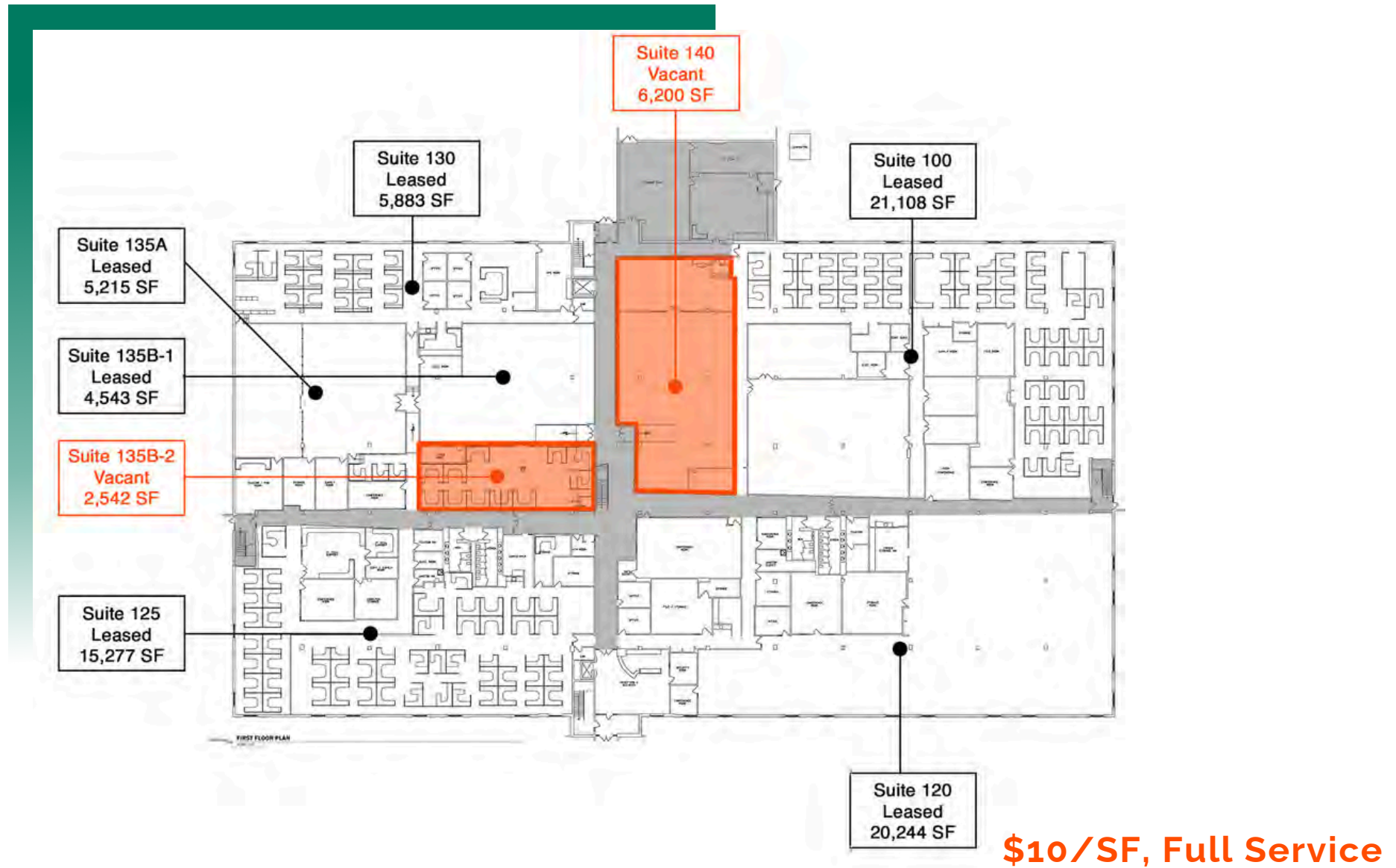
HWY 13 & 15



MONUMENT, PYLON
SIGNAGE

FLOOR PLAN - Main Level

7650 Magna Dr, Belleville, IL 62223

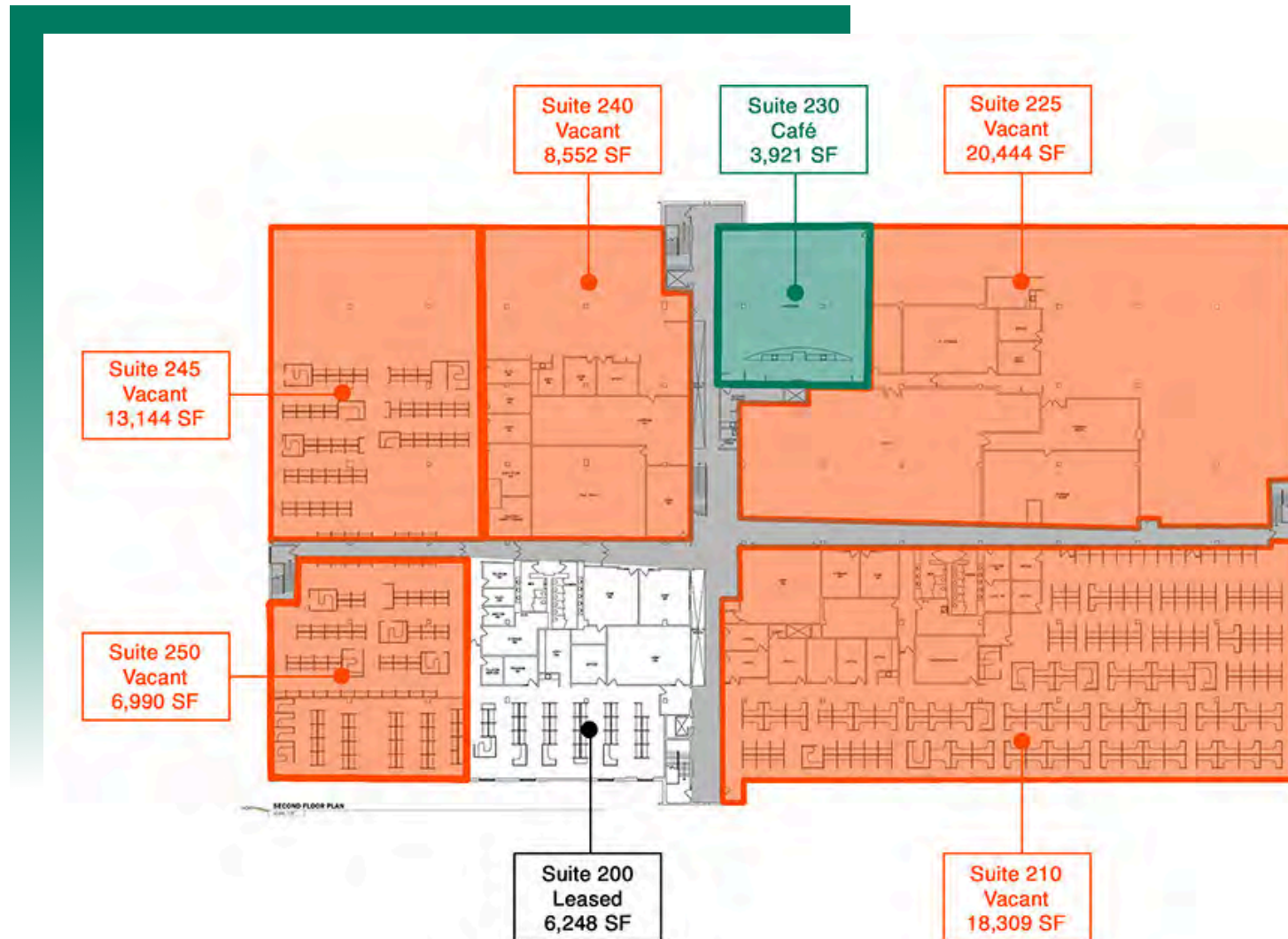


Main level suites ranging from 2,542 sf to 6,200sf

*Not to scale

FLOOR PLAN - 2nd Level

7650 Magna Dr, Belleville, IL 62223



Second level features six suites ranging from 6,990 sf to 21,696 sf.

\$16/SF, Full Service

Total of 71,360 sf accessible via open atrium stairwells or elevators. Cafe can be relocated, if necessary.

Each office is unique in configuration: multiple offices (7 - 11 per suite), conference rooms (2 - 4 per suite) and bullpens.

*Not to scale

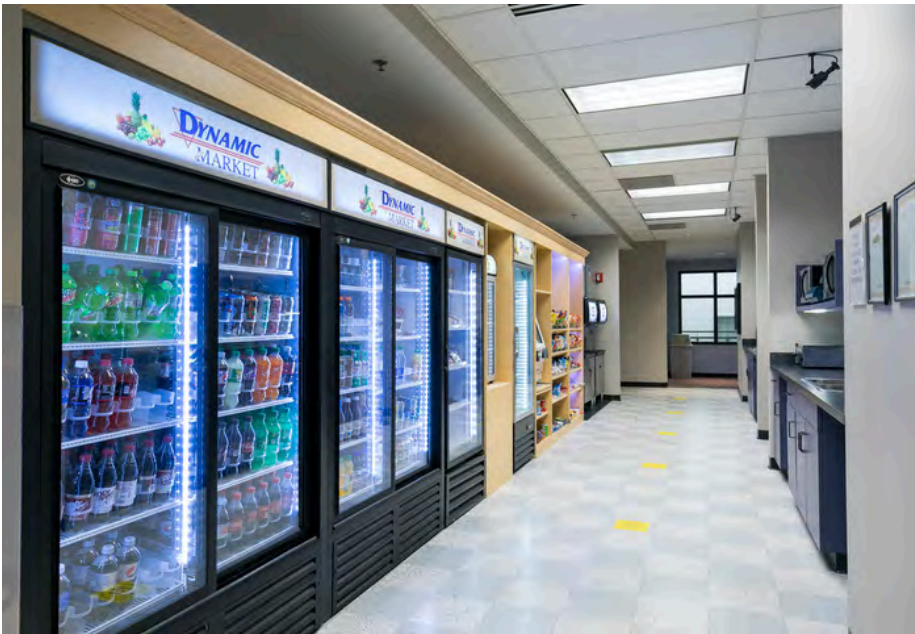
PROPERTY PHOTOS

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OFFICE/RETAIL PROPERTY SUMMARY

7650 MAGNA DR

LISTING # 3014

SALE/LEASE INFORMATION:

LOCATION DETAILS:

Parcel #: 07-11.0-408-006
County: IL - St. Clair
Zoning: C-1 Light Commercial

Lease Rate: \$10.00 - \$16.00
Lease Type: Full Service

PROPERTY OVERVIEW:

Building SF: 164,033
Vacant SF: 76,181
Usable Sqft: 76,181
Min Divisible SF: 2,542
Max Contig SF: 21,696
Office SF: 76,181
Retail SF: -
Signage: Monument,Pylon
Lot Size: 14.61 Acres
Frontage: 1768
Depth: 932
Parking Spaces: 777
Parking Surface Type: Asphalt

FINANCIAL INFORMATION:

Taxes: \$213,875.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 35,600

PROPERTY DESCRIPTION:

Professional office space located at the intersection of Route 13 & Route 15 in Belleville, IL. Main level suites ranging from 2,542 sf to 6,200sf. Second level features six suites ranging from 3,921 sf to 21,696 sf. Total of 71,360 sf accessible via open atrium stairwells or elevators. Each office is unique in configuration: multiple offices (7 - 11 per suite), conference rooms (2 - 4 per suite) and bullpens. Shared common hallways and restrooms with existing tenants. Grab N' Go Micromart with fresh on-site beverages, sandwiches and snacks. Covered loading dock (3 bays) available for deliveries. Professional on-site property management. Building signage available with highway visibility - 36,000 ADT. 5/1,000sf parking ratio.

STRUCTURAL DATA:

Year Built: 1996
Yr Renovated: 2023
Building Class: A
Ceilings: 8' - 10'
Construction Type: Concrete, Exterior - Block, Mixed, Stucco

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: No
Opportunity Zone: No



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