

# FOR LEASE

48 Empire Dr.  
Belleville, IL 62220

IDEAL CONTRACTOR SPACE



## 5,000 SF CLEAR SPAN INDUSTRIAL BUILDING

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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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

48 Empire Dr. Belleville, IL 62220



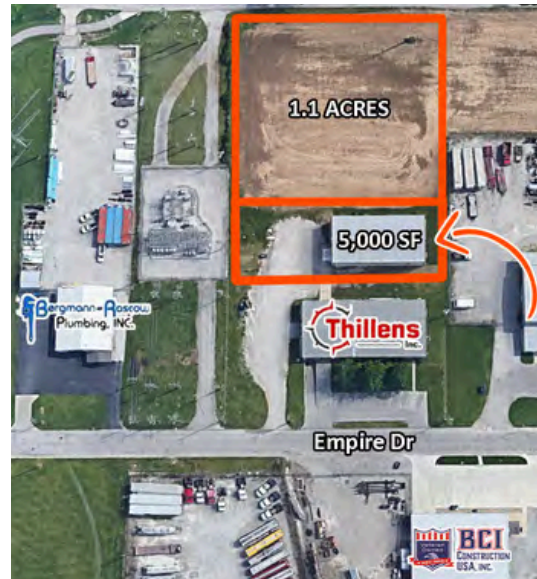
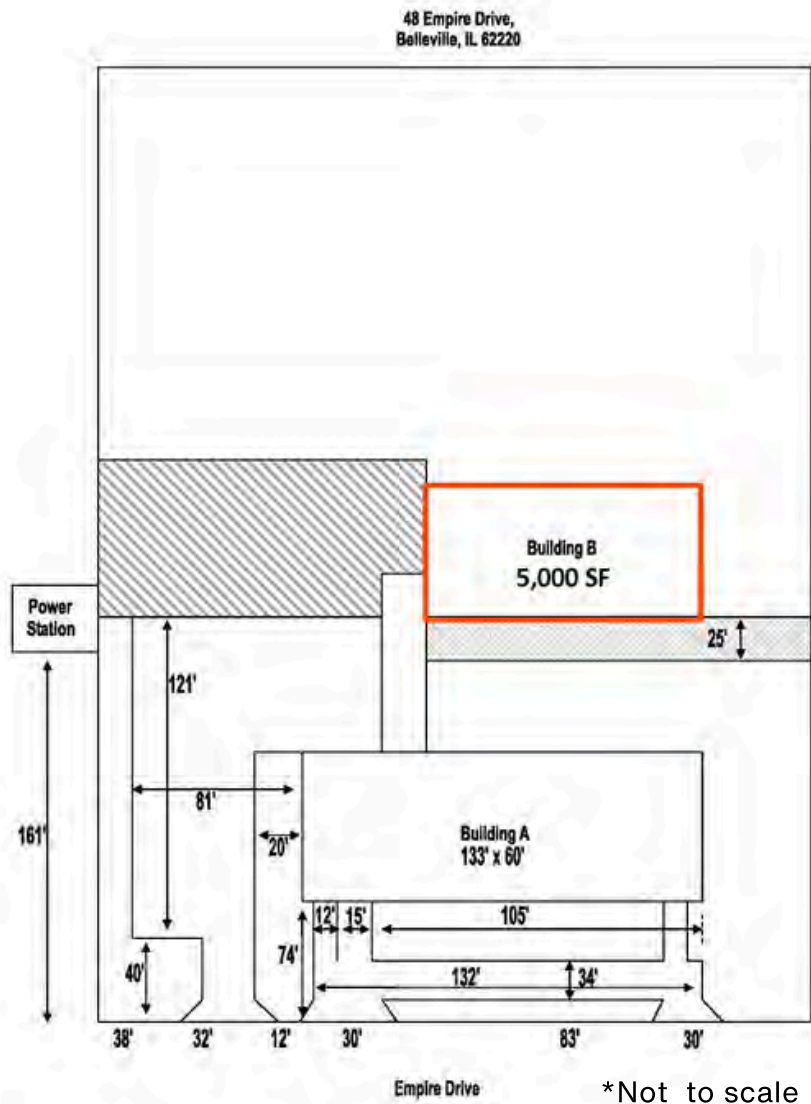
### LOCATION OVERVIEW

Located in Belle Valley Industrial Park and near Illinois Routes 177 and 15.



# SITE PLAN / BUILDING IMAGE

48 Empire Dr. Belleville, IL 62220



Building B is a 5,000 SF clear span industrial building with (1) 14'x12' drive in door, this building also has its own ADA restroom. There is 1.1 acres that could be made available for outdoor storage.



# PROPERTY PHOTOS - WAREHOUSE

48 Empire Dr. Belleville, IL 62220



# INDUSTRIAL PROPERTY SUMMARY

48 EMPIRE DRIVE

## LISTING #

3086

## LOCATION DETAILS:

Parcel #:	08-25.0-303-041
County:	Illinois - St. Clair
Zoning:	D-1,Lt. Industrial
Business Park / Development:	Belle Valley Industrial park

## PROPERTY OVERVIEW:

Building SF:	5,000
Usable Sqft:	5,000
Warehouse SF:	5,000
Min Divisible SF:	5,000
Max Contig SF:	5,000
Lot Size:	2.33 Acres
Frontage:	240'
Depth:	456'
Parking Spaces:	30
Parking Surface Type:	Rock/Asphalt
Archeological:	No
Environmental:	No
Survey:	No

## STRUCTURAL DATA:

Year Built:	2002
Clear Ht Min:	26'
Clear Ht Max:	26'
Bay Spacing:	Clear Span
Construction Type:	Metal
Roof:	Metal Standing Seam,Metal
Floor Type:	Concrete
Floor Thickness:	6

## FACILITY INFORMATION:

Heat:	Yes
AC:	No
Lighting:	LED
Sprinklers:	No
Insulated:	No
Ventilation:	Yes
Compressed Air:	No
Restrooms Men:	Yes
Restrooms Womens:	Yes
Showers:	No
Floor Drains:	No

## LOADING & DOORS:

# Drive In Doors:	1
Drive In Door Size:	14'x12'



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## INDUSTRIAL PROPERTY SUMMARY PG 2

48 EMPIRE DRIVE

### UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	City of Belleville
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	400
Phase:	3

### TAX INCENTIVE ZONES:

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

### FINANCIAL INFORMATION:

Taxes:	\$20,903.52
Tax Year:	2023



### SALE/LEASE INFORMATION:

Lease Rate:	\$7.00 / SF
Lease Type:	NNN
NNN Expenses:	\$3.10 (estimated)

### PROPERTY DESCRIPTION:

Located at 48 Empire Dr. behind Thillens Inc. Building B is a 5,000 SF clear span industrial building with (1) 14'x12' drive in door, this building also has its own ADA restroom. There is 1.1 acres that could be made available for outdoor storage.