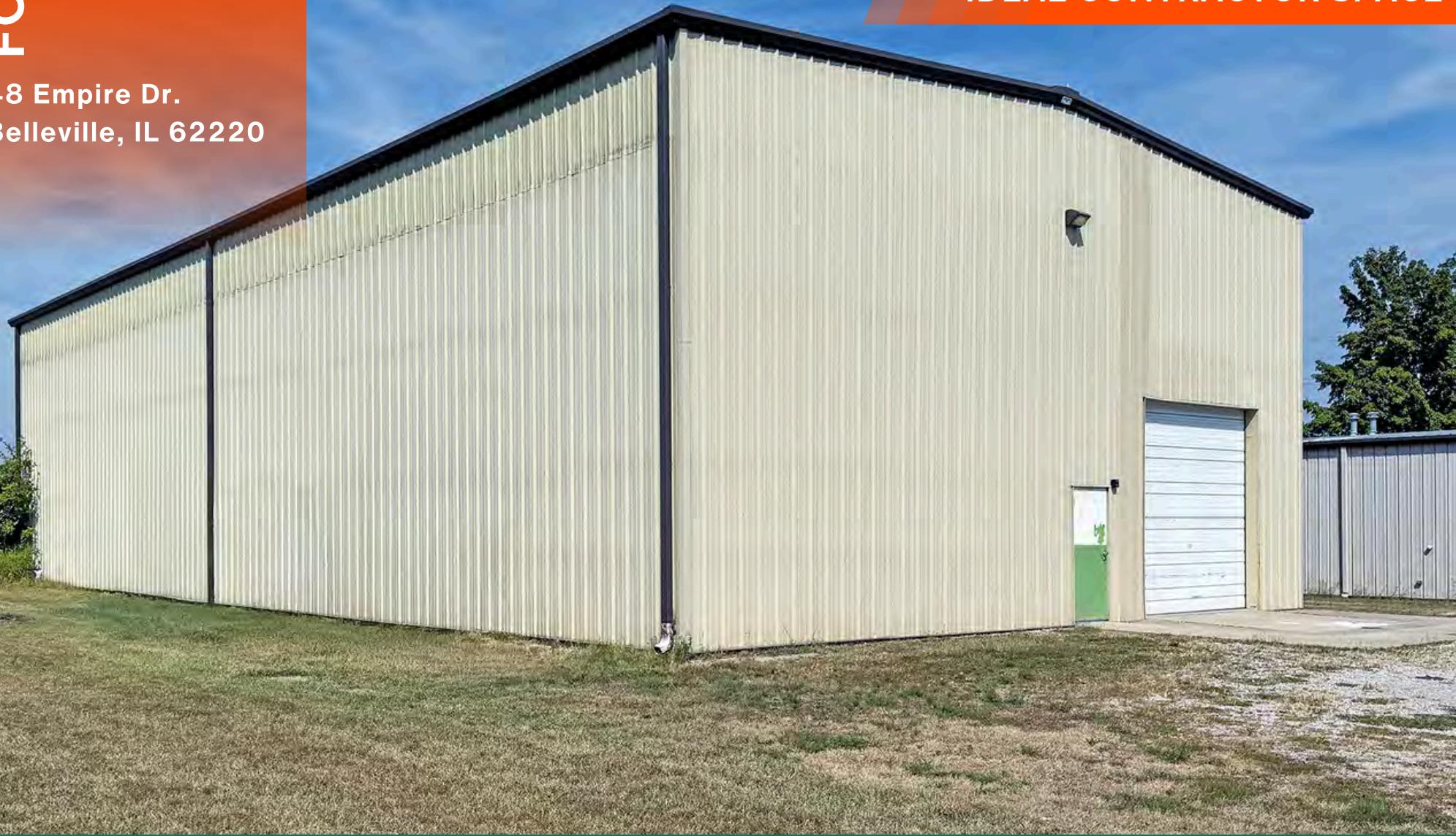


FOR LEASE

48 Empire Dr.  
Belleville, IL 62220

IDEAL CONTRACTOR SPACE



5,000 SF CLEAR SPAN INDUSTRIAL BUILDING

**BARBERMURPHY**

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

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



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



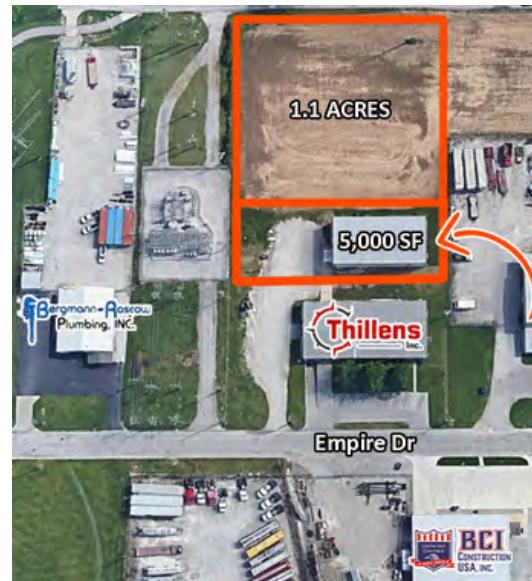
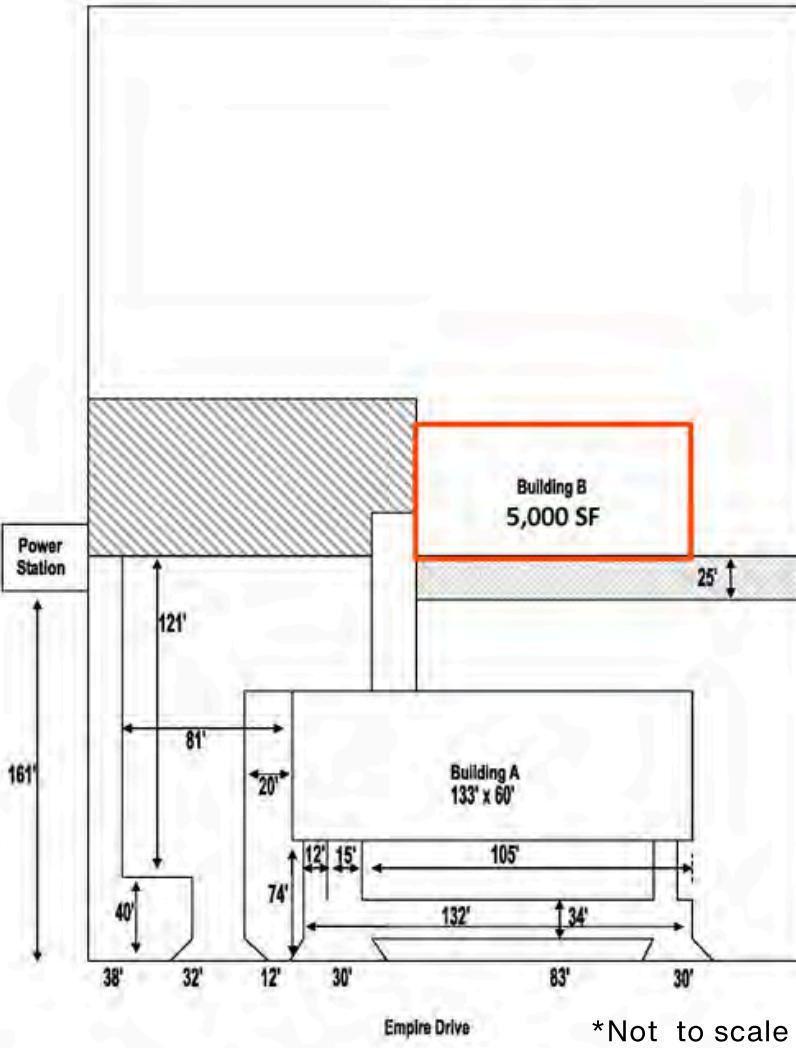
## LOCATION OVERVIEW

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

# SITE PLAN / BUILDING IMAGE

48 Empire Dr. Belleville, IL 62220

48 Empire Drive,  
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

## 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'

# 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.