

FOR SALE

118 N 16th St.,
Belleville, IL 62221



MULTI-BUILDING LIGHT INDUSTRIAL PROPERTY WITH YARD SPACE

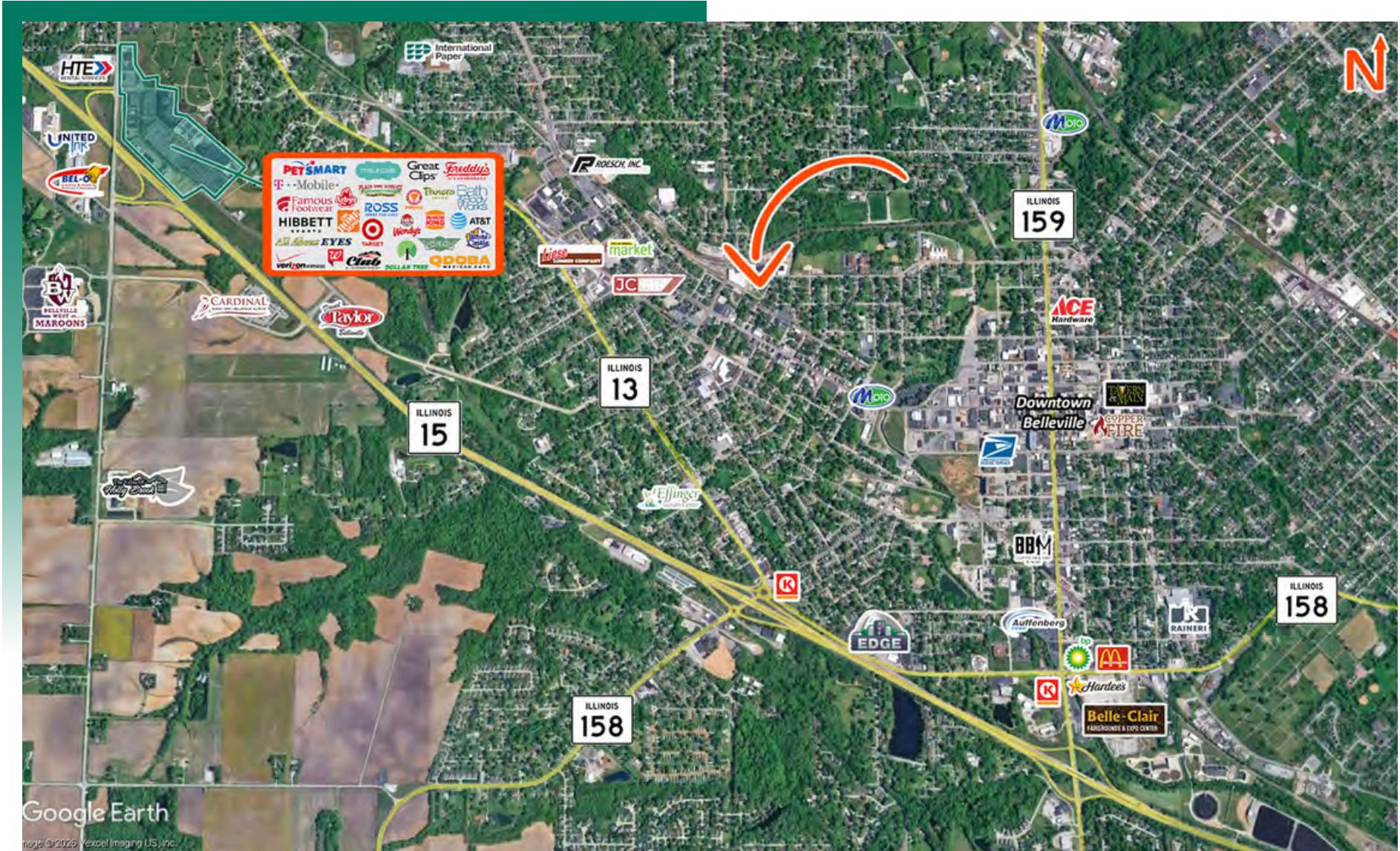
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AREA MAP

118 N 16th St., Belleville, IL 62221



LOCATION OVERVIEW

Located a block south of West Main thoroughfare. Surrounding properties include residential and light/heavy industrial.

PROPERTY PHOTOS & INFORMATION

118 N 16th St., Belleville, IL 62221



PROPERTY OVERVIEW

- 11 contiguous parcels
- 1.76 total acres
- Zoned D-1 light industrial

SHOP BUILDING

- 2,550 SF shop building
- (3) 8' drive-in doors
- (1) sliding door
- Electric service

DETACHED GARAGES

- (2) detached garages
- Totaling 836 SF

OFFICE/SHOP BUILDING

- 1,800 SF office/shop building
- Private offices
- Storage area
- (1) 8' overhead door

OFFICE/HOUSING BUILDING

- (2) office/residential buildings
- (1) 1,800 SF building
- (1) 900 SF building

YARD SPACE

- Yard space suitable for trailer parking
- Partially fenced area
- Flexible layout for industrial, office, storage, or residential-use needs

PROPERTY PHOTOS

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SHOP BUILDING



SHOP BUILDING



SHOP BUILDING + FENCED AREA



OFFICE/GARAGES/SHOP/HOUSE



OFFICE/SHOP



DETACHED GARAGE



DETACHED GARAGE



OFFICE/HOUSING



OFFICE/HOUSING



INDUSTRIAL PROPERTY SUMMARY

118 N 16TH ST

LISTING # 3274

LOCATION DETAILS:

Parcel #: See Property Description
County: IL - St. Clair
Zoning: D-1 Industrial

PROPERTY OVERVIEW:

Building SF: 7,686
Vacant SF: 7,686
Office SF: 4,300
Warehouse SF: 3,386
Lot Size: 1.71 Acres
Frontage: Varies
Depth: Varies
Parking Spaces: 60
Parking Surface Type: Concrete/Asphalt/Rock

STRUCTURAL DATA:

Clear Ht Min: 8'
Clear Ht Max: 12'
Construction Type: Brick, Concrete, Exterior - Block, Metal, Wood Frame

FACILITY INFORMATION:

Heat: Yes
AC: Partial
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: No
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: 8'



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INDUSTRIAL PROPERTY SUMMARY PG 2

118 N 16TH ST

UTILITY INFO:

Water Provider:	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

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$11,919.26
Tax Year:	2025



SALE INFORMATION:

Sale Price:	\$475,000
Price / SF:	\$61.80

PROPERTY DESCRIPTION:

11 contiguous parcels totaling 1.76 D-1 (Light Industrial) zoned acres. Improvements consist of a 2,550 SF shop building with 3-8' drive-in doors, 1 sliding door, and electric; 2 detached garages totaling 836 SF; a 1,800 SF office/shop building with private offices, storage, and 1-8' overhead door; and 2 office/residential buildings (1,800 SF & 900 SF). Yard space for trailer parking with a partially fenced area.

Parcel #'s 08-21.0-301-001, 08-21.0-301-002, 08-21.0-301-005, 08-21.0-301-004, 08-21.0-301-008, 08-21.0-301-017, 08-21.0-301-018, 08-21.0-301-019, 08-21.0-301-022, 08-21.0-301-023, 08-21.0-301-025 & 08-21.0-301-027