

## Up to 49,379 SF Office/Warehouse Space for Lease

100 Commerce Center Dr, Collinsville, Illinois 62234  
Madison County

**Steve Zuber - CCIM, SIOR**

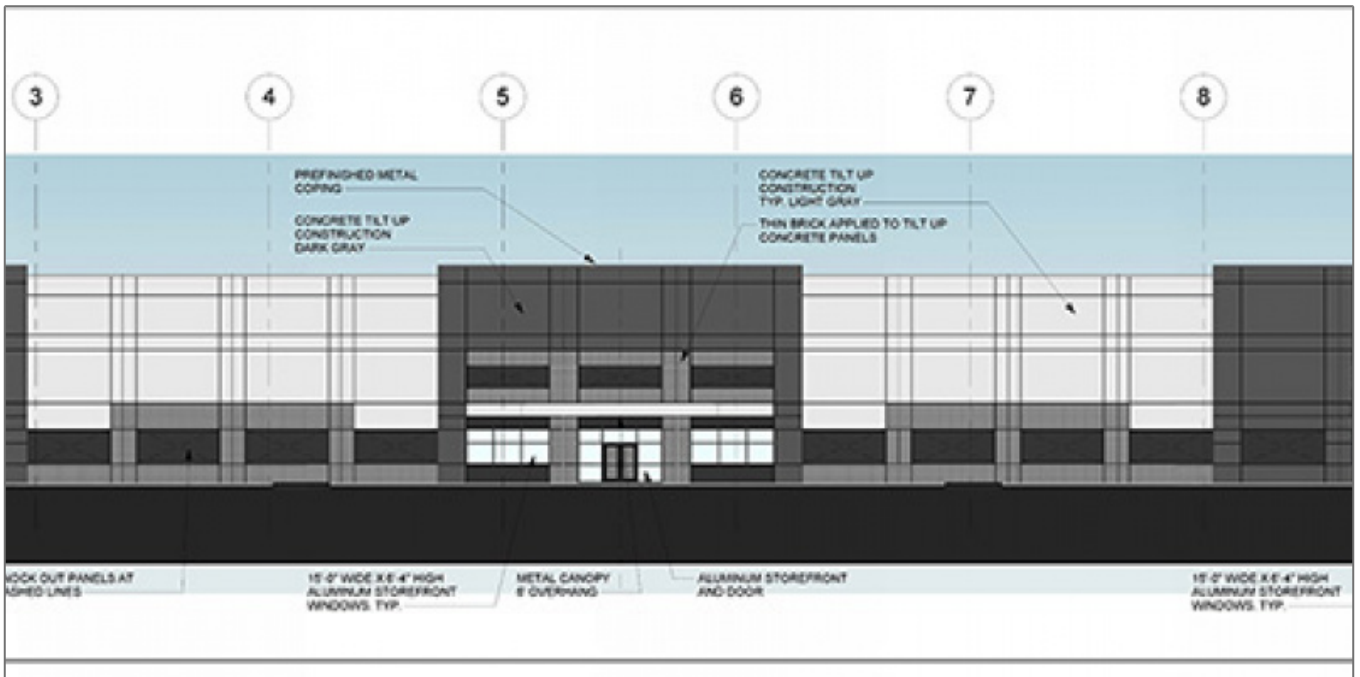
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### Basic Details

|                       |                               |
|-----------------------|-------------------------------|
| Listing No:           | 2521                          |
| Sale Or Lease:        | For Lease                     |
| Property Type(s):     | Industrial                    |
| Building Size (Sqft): | 75,000 Sqft.                  |
| Total Sqft Available: | 49,379 Sqft.                  |
| Lease Rate:           | Contact Broker for Lease Rate |
| Lease Type:           | NNN                           |
| Net Charges:          | \$0.90/SF                     |

### Address

|                |                 |
|----------------|-----------------|
| Country:       | US              |
| State:         | IL              |
| County:        | Madison         |
| City:          | Collinsville    |
| Zipcode:       | 62234           |
| Street Number: | 100             |
| Street:        | Commerce Center |
| Street Suffix: | Dr              |

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 75,000 Sqft. |
| Total Sqft Available: | 49,379 Sqft. |
| Direct Lease:         | 49,379 Sqft. |
| Min Divisible Sqft:   | 24,684 Sqft. |
| Max Contiguous Sqft:  | 49,379 Sqft. |

### Facility Information

|                     |                         |
|---------------------|-------------------------|
| Truck Dock:         | 2                       |
| Truck Dock Size:    | 9' x 10'/per suite      |
| Dock Levelers:      | Yes                     |
| Drive-In Doors:     | 1                       |
| Drive-In Door Size: | 12' x 14'/per suite     |
| Heating:            | Warehouse - 2 MUA Units |
| Cooling:            | Office                  |
| Insulated:          | Yes                     |

|                                  |  |
|----------------------------------|--|
| Sprinklers:                      | ESFR - Class I-IV commodities                    |
| Lighting:                        | LED with motion sensors - 30' candles at 30" AFF |
| Additional Facility Information: | Planned Delivery 3rd Quarter 2024                |

## Property Information

|                       |  |
|-----------------------|--|
| Parcel No:            | 13-1-21-30-00-000-003                  |
| Zoning:               | Industrial                             |
| Zoning By:            | City of Collinsville                   |
| Prior Use:            | Farm Land                              |
| TIF:                  | Yes                                    |
| Enterprise Zone:      | Yes                                    |
| Survey:               | Yes                                    |
| Environmental:        | Yes                                    |
| Archaeological:       | Yes                                    |
| Parking:              | Negotiable                             |
| Parking Surface Type: | Concrete - 8" unreinforced - 4,000 PSI |
| Property Tax:         | \$506                                  |
| Tax Year:             | 2021                                   |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 9.89 Acre(s) |
| Frontage: | 972 ft       |
| Depth:    | 872 ft       |

## Transportation

|             |  |
|-------------|--|
| Interstate: | I-255 is 0.5 miles, I-55/70 & I-64     |
| Airport:    | Lambert International Airport-27 Miles |

## Structural Data

|                  |                                |
|------------------|--------------------------------|
| Year Built:      | 2024                           |
| Clearance Min:   | 28 ft                          |
| Clearance Max:   | 28 ft                          |
| Bay Spacing:     | 50' speed bay res is 41.8'x50' |
| Style:           | Tilt Up Concrete               |
| Roof:            | 45 Mil TPO-R20; Min I-60       |
| Exterior:        | Concrete                       |
| Floors:          | 1                              |
| Floor Type:      | Concrete                       |
| Floor Thickness: | 6"                             |

## Utility Information

|                             |                          |
|-----------------------------|--------------------------|
| Water Provider:             | City of Collinsville     |
| Water Provider Service:     | 8"                       |
| Water Provider Location:    | On Site                  |
| Sewer Provider:             | City of Collinsville     |
| Sewer Provider Location:    | On Site                  |
| Gas Provider:               | Ameren Illinois          |
| Gas Provider Service:       | 2"                       |
| Gas Provider Location:      | On Site                  |
| Electric Provider:          | Ameren Illinois          |
| Electric Provider Location: | On Site                  |
| AMPS:                       | up to 600 Amps per suite |
| Phase:                      | 3                        |
| Low Volts:                  | 240                      |
| High Volts:                 | 480                      |
| Telecom Provider Location:  | On Site                  |

