

## Office Suites Available

409 Beltline Road, Collinsville, Illinois 62234  
Madison County

**Collin Fischer - CCIM**

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### Basic Details

Listing No:	2879
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	3,286 Sqft.
Lot Size (Acres):	0.43 Acre(s)
Total Sqft Available:	2,000 Sqft.
Lease Rate:	\$800-1,000
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	409
Street:	Beltline
Street Suffix:	Road

### Square Foot Information

Building Total Sqft:	3,286 Sqft.
Total Sqft Available:	2,000 Sqft.
Direct Lease:	2,000 Sqft.
Office:	2,000 Sqft.
Min Divisible Sqft:	1,000 Sqft.
Max Contiguous Sqft:	1,000 Sqft.

### Property Information

Parcel No:	13-2-21-22-15-401-023
Zoning:	B-4
TIF:	Yes
Parking:	25
Parking Surface Type:	Concrete
Property Tax:	\$6,406
Tax Year:	2022
Traffic Count:	14,000

### Structural Data

### Land Measurements

Year Built: 1995  
Rehab Year: 1995  
Floors: 1

Total Acres Available: 0.43 Acre(s)  
Frontage: 92.50 ft  
Depth: 200 ft

## Transportation

Interstate: I-55/70