

Flex Building with Docks - Collinsville Business Center

907 North Bluff Road, Collinsville, Illinois 62234
Madison County

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Property Description

Flex Space for Lease in Collinsville Business Center

Flex Building with Docks - Suites Range from: 1,500 SF - 2,500 SF. Located in the Eastport area of Collinsville, IL in the Collinsville Business Center. Convenient Interstate access, about 1/2 Mile North of I-55/70, Exit 11. Pylon and Fascia signage available. Delivered As-Is. Tenant Improvement Allowance negotiable.

SUITE 5A | 1,500 SF - \$8.95 per SF, NNN

SUITE 1 | 2,500 SF - \$10.75 per SF, NNN

Basic Details

Listing No:	2150
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office, Office - General Office, Retail
Building Size (Sqft):	22,500 Sqft.
Total Sqft Available:	4,000 Sqft.
Lease Rate:	\$8.95 - \$10.75 per SF
Lease Type:	Triple Net

Square Foot Information

Building Total Sqft:	22,500 Sqft.
Total Sqft Available:	4,000 Sqft.
Direct Lease:	4,000 Sqft.
Office:	4,000 Sqft.
Min Divisible Sqft:	1,500 Sqft.
Max Contiguous Sqft:	2,500 Sqft.

Net Charges: \$3.75

Leasing Comments: Delivered As-Is. Tenant Improvement Allowance negotiable.

Property Information

Parcel No: 13-2-21-20-00-000-024
Zoning: B-5
Zoning By: Collinsville
Parking: 50
Parking Surface Type: Concrete
Property Tax: \$35,490
Tax Year: 2018
Traffic Count: 7,600

Structural Data

Year Built: 1987
Class: B
Clearance Min: 7 ft
Clearance Max: 14 ft
Exterior: Concrete
Sprinklers: Yes
Floors: 1

Land Measurements

Acres: 2.25 Acre(s)
Frontage: 300 ft
Depth: 315 ft