

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

100 Commerce Center Dr, Collinsville, Illinois 62234  
Madison County

**Steve Zuber - CCIM, SIOR**

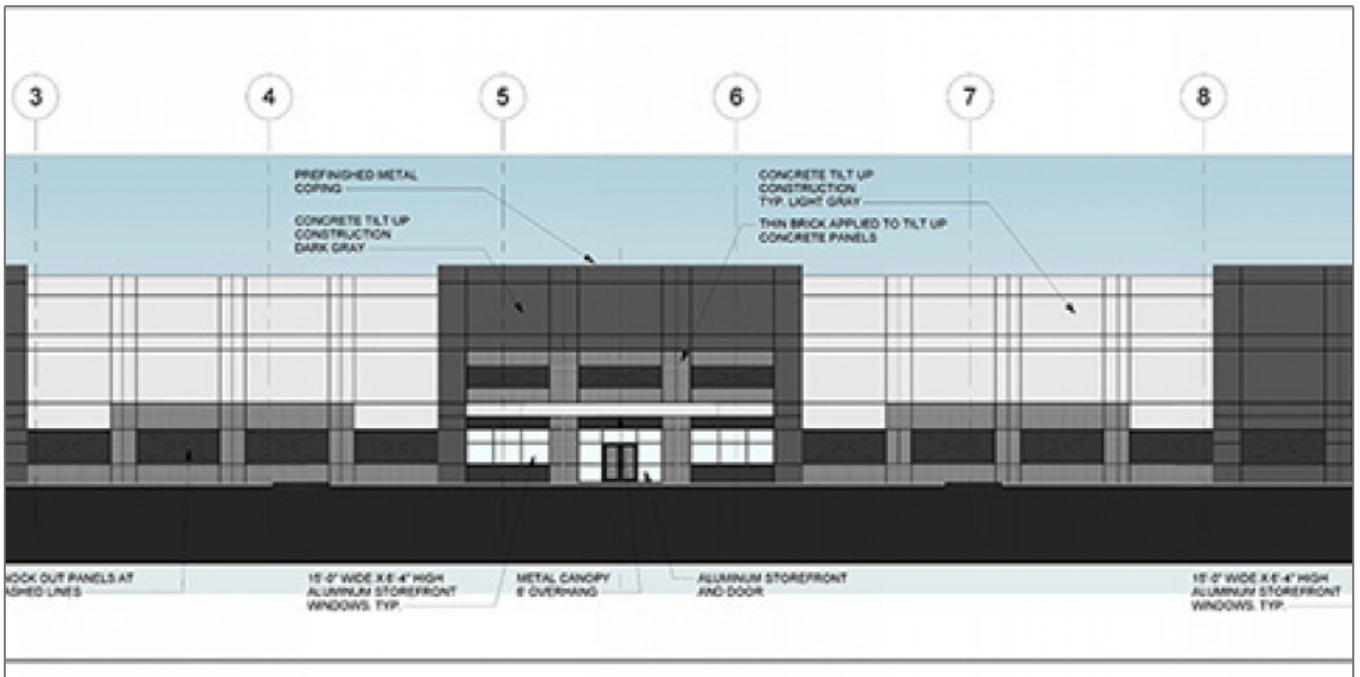
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### Basic Details

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

