

Warehouse Space & Multiple Office Suites for Lease

9500 Collinsville Rd, Collinsville, Illinois 62234
Madison County

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Basic Details

Listing No:	2763
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office, Office - General Office, Retail
Building Size (Sqft):	115,061 Sqft.
Total Sqft Available:	35,500 Sqft.
Lease Rate:	\$6.00 Per Sqft
Lease Type:	NNN
Net Charges:	1.75

Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	9500
Street:	Collinsville
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	115,061 Sqft.
Total Sqft Available:	35,500 Sqft.
Direct Lease:	35,500 Sqft.
Office:	3,200 Sqft.
Retail:	5,700 Sqft.
Warehouse:	28,200 Sqft.
Min Divisible Sqft:	1,600 Sqft.
Max Contiguous Sqft:	28,200 Sqft.

Facility Information

Drive-In Doors:	2
Drive-In Door Size:	10'x14'

Property Information

Parcel No:	13-1-21-31-00-000-011, 03-06.0-200-018 & 009; 03-06.0-100-012
Zoning:	B-4
TIF:	Yes
Enterprise Zone:	Yes
Parking:	Shared Lot
Parking Surface Type:	Asphalt
Tax Year:	2023
Traffic Count:	10,400

Land Measurements

Acres:	19 Acre(s)
Frontage:	475 ft
Depth:	1,080 ft

Transportation

Interstate:	I-255 & I-55/70
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Structural Data

Year Built:	1961
Rehab Year:	1989
Class:	B
Clearance Max:	15 ft
Exterior:	Brick
Floors:	1

Utility Information

Water Provider:	City of Collinsville
Water Provider Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	2--
Phase:	3
Low Volts:	240
High Volts:	480