



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

4,600 SF Office/Warehouse Space - Eastport Plaza

1605 Eastport Plaza Dr, Collinsville, Illinois 62234
Madison County

Steve Zuber - CCIM, SIOR

Phone: 314-409-7283

Email: steve@barbermurphy.com



Basic Details

Listing No:	298
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	4,500 Sqft.
Total Sqft Available:	4,600 Sqft.
Lease Rate:	\$8.00 Per Sqft
Lease Type:	NNN
Lease Term:	36 Months
Net Charges:	\$2.20

Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	1605
Street:	Eastport Plaza
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	45,000 Sqft.
Direct Lease:	4,600 Sqft.
Office:	900 Sqft.
Warehouse:	3,680 Sqft.
Min Divisible Sqft:	4,600 Sqft.
Max Contiguous Sqft:	4,600 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	10'x10'
Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	10'x14'
Heating:	Warehouse
Cooling:	Office
Insulated:	Yes

Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	12-2-21-30-08-202-002
Zoning:	BP-3
Complex:	Eastport Plaza II
Parking:	3/1000 SF

Structural Data

Year Built:	2008
Clearance Min:	18 ft
Clearance Max:	24 ft
Style:	Tilt-up
Roof:	Flat
Exterior:	Concrete
Sprinklers:	Yes
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	Collinsville
Water Provider Service:	10" Main
Water Provider Location:	On Site
Sewer Provider:	Collinsville
Sewer Provider Service:	10" Main
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	3
Low Volts:	120
High Volts:	480

Transportation

Interstate:	I-255 & I-55/70 (less than 1 mile)
Airport:	Lambert St. Louis International