

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

# 2,986 SF Office/Retail Space For Lease

9 Gateway Drive, Collinsville, Illinois 62234 Madison County

#### **Bob Anna - CCIM**

Phone: 618-604-0250

Email: boba@barbermurphy.com



#### **Basic Details**

Listing No:	1197
Sale Or Lease:	For Lease
Property Type(s):	Retail
Building Size (Sqft):	11,760 Sqft.
Lot Size (Acres):	1.28 Acre(s)
Total Sqft Available:	2,986 Sqft.
Lease Rate:	\$2,900.00 Per Month
Lease Type:	Gross

### **Square Foot Information**

Building Total Sqft:	11,760 Sqft.
Total Sqft Available:	2,986 Sqft.
Direct Lease:	2,986 Sqft.

### **Property Information**

Zoning:	HP-1
Zoning By:	Collinsville
Parking:	32
Parking Surface Type:	Asphalt

## **Address**

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	9
Street:	Gateway
Street Suffix:	Drive

## **Facility Information**

Men's Restroom:	Yes
Women's Restroom:	Yes

### **Structural Data**

Year Built:	1989
Exterior:	Dryvit w/ Stone accent
Floors:	1

Property Tax:	\$23,582
Tax Year:	2022
Topography:	Flat

## **Land Measurements**

Total Acres	1.28 Acre(s)
Available:	
Frontage:	180 ft
Depth:	309 ft

©2021 All Rights Reserved - BarberMurphy Group