



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

## 26,140 SF Office/Warehouse Space Available for Lease

1607 Easport Plaza, Collinsville, Illinois 623234  
Madison County

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### Basic Details

Listing No:	3001
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	53,300 Sqft.
Total Sqft Available:	26,140 Sqft.
Lease Rate:	\$10.00 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	623234
Street Number:	1607
Street:	Easport Plaza

### Square Foot Information

Building Total Sqft:	53,300 Sqft.
Total Sqft Available:	26,140 Sqft.
Direct Lease:	26,140 Sqft.
Office:	3,165 Sqft.
Warehouse:	22,975 Sqft.

### Facility Information

Truck Dock:	3
Truck Dock Size:	8'x10'
Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	12'x14'
Insulated:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

## Property Information

Parcel No:	13-2-21-30-08-202-003
Zoning:	BD-3
Parking:	32
Parking Surface Type:	Asphalt
Property Tax:	\$1.48
Tax Year:	2024

## Land Measurements

Total Acres Available:	4.15 Acre(s)
Min Divisible Acres:	4.15 Acre(s)
Acres:	4.15 Acre(s)

## Transportation

Interstate:	1 mile to I-255, 55 & 70
Airport:	25 Miles to Lambert & 10 miles to St. Louis Downto

## Structural Data

Year Built:	2015
Rehab Year:	2019
Clearance Min:	20 ft
Clearance Max:	20 ft
Style:	Tilt-Up Concrete
Roof:	Membrane-Flat
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## 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