



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

Eastport Plaza - 5,000 SF Office/Warehouse Space for Lease

1607 Eastport Plaza Dr, Collinsville, Illinois 62234
Madison County

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Basic Details

Listing No:	156
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Office
Building Size (Sqft):	53,300 Sqft.
Total Sqft Available:	5,000 Sqft.
Lease Rate:	\$7.50 Per Sqft
Lease Type:	NNN
Lease Term:	36 Months
Net Charges:	2.04

Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	1607
Street:	Eastport Plaza
Street Suffix:	Dr
Building Name:	Eastport Plaza III

Square Foot Information

Building Total Sqft:	53,300 Sqft.
Direct Lease:	5,000 Sqft.
Warehouse:	5,000 Sqft.
Min Divisible Sqft:	5,000 Sqft.
Max Contiguous Sqft:	5,000 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	8'x10'
Dock Levelers:	Yes
Heating:	Yes
Cooling:	Office
Insulated:	Yes
Sprinklers:	Wet
Lighting:	T5-Fluorescent

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

Property Information

Parcel No:	13-2-21-30-08-202-003
Zoning:	BP-3
Zoning By:	Collinsville
Industrial Park:	Eastport Industrial Park
Prior Use:	Warehouse
Survey:	Yes
Parking:	48
Parking Surface Type:	Asphalt
Property Tax:	\$67,935
Tax Year:	2018

Structural Data

Year Built:	2015
Clearance Min:	18 ft
Clearance Max:	20 ft
Style:	Tilt-Up Concrete
Roof:	Flat Membrane
Exterior:	Concrete
Floors:	1
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
AMPS:	200
Phase:	3
Low Volts:	120
High Volts:	480
Telecom Provider:	Charter
Telecom Provider Location:	On Site

Transportation

Interstate:	I-255; Exit 26
Airport:	Lambert - 25 Miles, St. Louis DT - 10 Miles