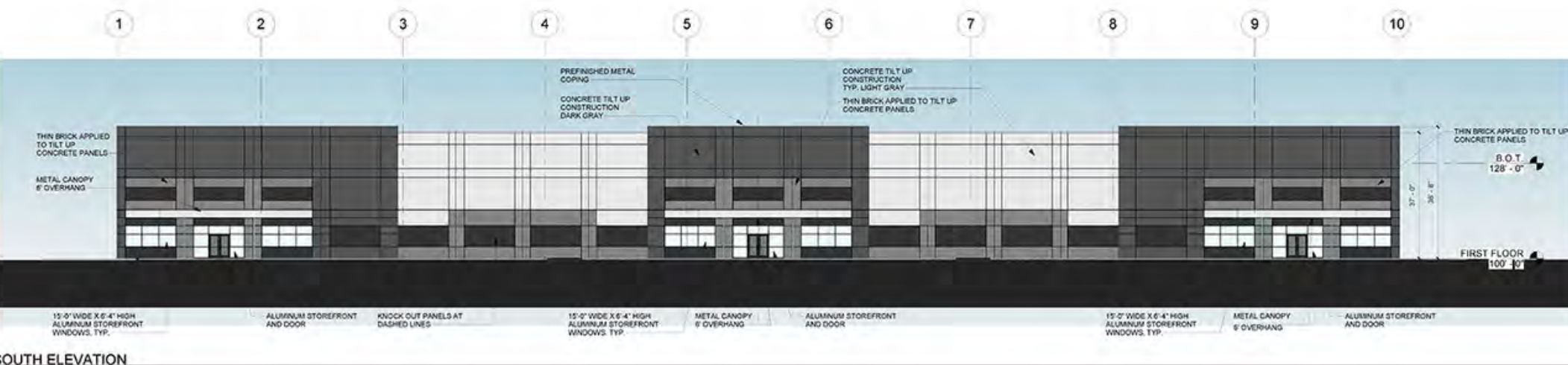


49,379 SF OFFICE/WAREHOUSE SPACE FOR LEASE

100 Commerce Center Dr., Collinsville, IL 62234



OUTH ELEVATION

New Concrete Tilt-Up Construction - Delivered 3rd Quarter 2024

- 5% office buildout
- Divisible
- (1) 12'x14' drive-in door/suite
- (2) 9'x10' dock doors/suite
- ESFR sprinklers
- 41.8' x 50' column spacing
- Parking spots negotiable
- Taxes abated

Contact Broker for Pricing

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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Ethan Gowin
Broker Associate
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AREA MAP




100 Commerce Center Dr., Collinsville, IL 62234



LOCATION OVERVIEW

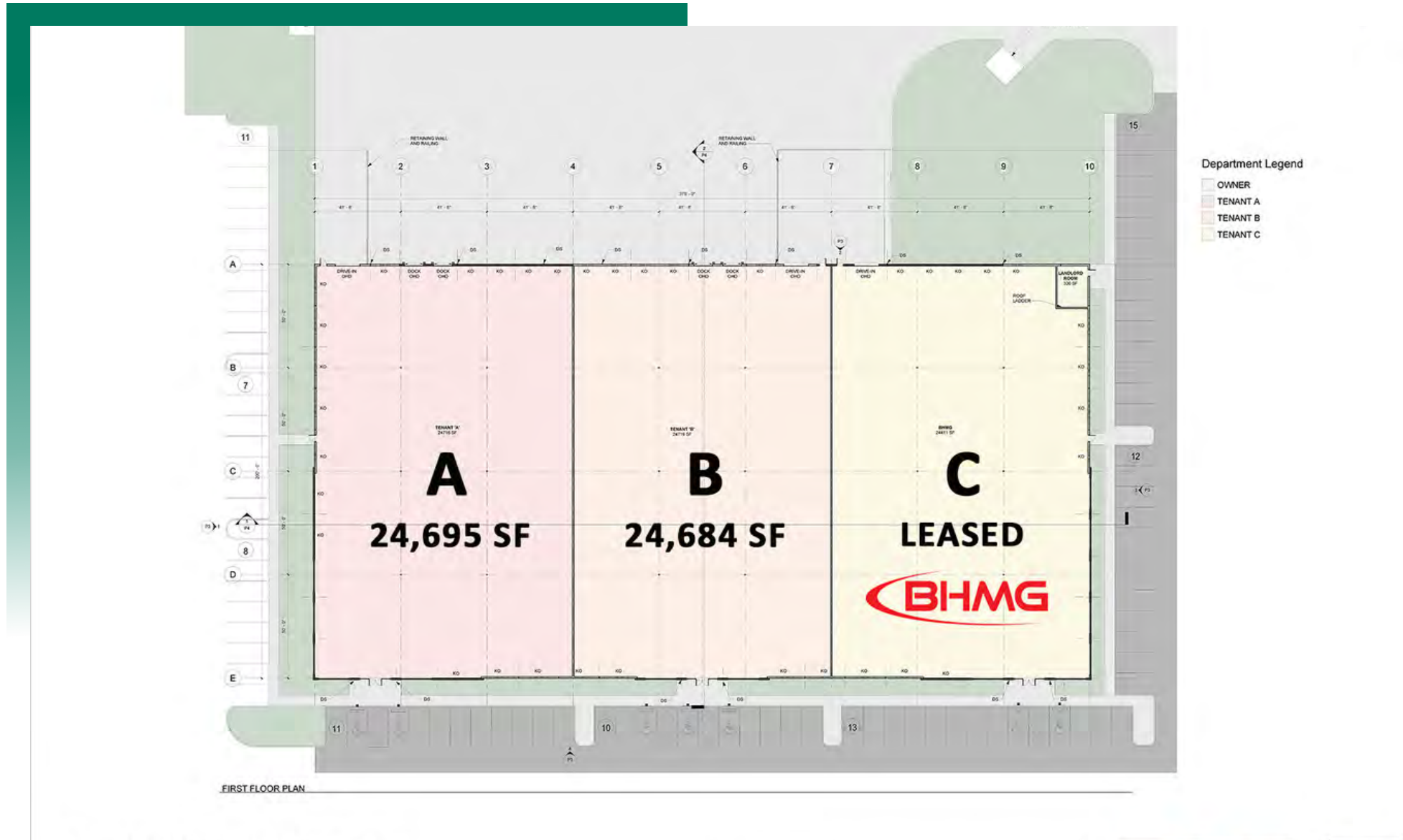
Located in the Eastport Plaza Industrial/Business Park. Eastport is a rapidly growing light Industrial area.

Situated in the most centralized area in the Metro-East Market where Interstates I-255, I-55/70 and I-64 make this an ideal logistical location. 15 miles from downtown St. Louis.

 I-55/70 & I-255	 Exits 25, 26 & 11	 St. Louis Lambert International 27 Miles
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FLOOR PLAN

100 Commerce Center Dr., Collinsville, IL 62234



Flex office and/or warehouse use
Total building size - 75,000 SF
Leasable SF available - up to 49,379 SF

35' max deck height
28' clear height
6" concrete floor slab

AREA MAP & PROPERTY SUMMARY

100 Commerce Center Dr., Collinsville, IL 62234



PROPERTY SUMMARY

Finish to Suit Office/Warehouse - New Construction Delivered 3rd Quarter 2024. 49,432 SF divisible to 24,684 SF. 5% Office Buildout, 28' Clear Height, 41.8' x 50' Bay Spacing, (1) 12'x14' Drive-in Door/Suite, (2) 9'x10' Dock Doors/Suite, ESFR Sprinklers, Tax Abated. Insulated: R-11 from 14' AFF to Roof Deck. Building Dimensions: 200'x 375'. 15 Year TPO 45 mil Roof Warranty.

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INDUSTRIAL PROPERTY SUMMARY

#2521

100 Commerce Center Dr., Collinsville, IL 62234

LEASE INFORMATION:

For Lease: Yes
Lease Rate: Contact Broker
Lease Type: NNN
Net Charges: \$0.90/SF
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 75,000 SF
Direct Lease: 49,379 SF
Sublease: 0 SF
Office: 5% buildout
Warehouse: 95% buildout
Min Divisible: 24,684 SF
Max Contiguous: 49,379 SF

PROPERTY INFORMATION:

Parcel No: 13-1-21-30-00-000-003
County: Madison
Zoning: P-BP-3
TIF: Yes
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: Yes
Environmental: Yes
Archaeological: Yes
Property Tax: \$506
Tax Year: 2021

FACILITY INFORMATION:

Heating: Warehouse - 2 MUA Units
Cooling: Office
Insulated: Yes
Sprinklers/Type: ESFR - class I-IV
commodities
Skylights: No
Ventilation: No
Compressed Air: No
Lighting: LED w/motion sensors
30' candles at 30" AFF

Office build-out will be finished to
suit & quoted on a case by case basis

STRUCTURAL DATA:

Year Built: 2024
Rehab Year: N/A
Clearance Min: 28'
Clearance Max: 28'
Bay Spacing: 50' speed bay
rest is 41.8x50
Style: Tilt up concrete
Roof: 45 Mil TPO-R20;Min I-60
Exterior: Concrete
Floors: 1
Floor Type: Concrete
Floor Thickness: 6"
Floor Drains: No

ACCESS POINTS:

Truck Dock: (2) per suite - 9'x10'
Dock Levelers: 7'x8' Pit
w/seals & bumpers
Drive-In Doors: (1) per suite - 12'x14'

UTILITY INFORMATION:

Water Provider: City of Collinsville
Size & Location: 8"/On Site
Sewer Provider: City of Collinsville
Size & Location: On Site
Gas Provider: Ameren IL
Size & Location: 2"/On Site
Electric Provider: Ameren IL
Size & Location: On Site
AMPS: up to 600 Amps per Suite
Phase: 3 Phase
High Volts: 480
Low Volts: 240

PARKING:

Spaces: Negotiable
Surface Type: Concrete
8" unreinforced / 4,000 PSI
Dock Apron

LAND MEASUREMENTS:

Acres: 9.89 AC
Frontage: 972 FT
Depth: 872 FT