

FOR LEASE

100 Commerce Center Dr
Collinsville, IL 62234



49,379 SF OFFICE/WAREHOUSE SPACE FOR LEASE - WILL DIVIDE DOWN TO 16,667 SF

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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FINISH TO SUIT OFFICE/WAREHOUSE

100 Commerce Center Dr., Collinsville, IL 62234



NEW CONCRETE TILT-UP CONSTRUCTION

- 5% office build-out
- 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
- Building Dimensions: 200'x 375'
- Will divide down to 16,667 SF

CONTACT BROKER FOR PRICING



(2) 9'X10' DOCK DOORS



(1) 12'X14' DRIVE-IN DOOR



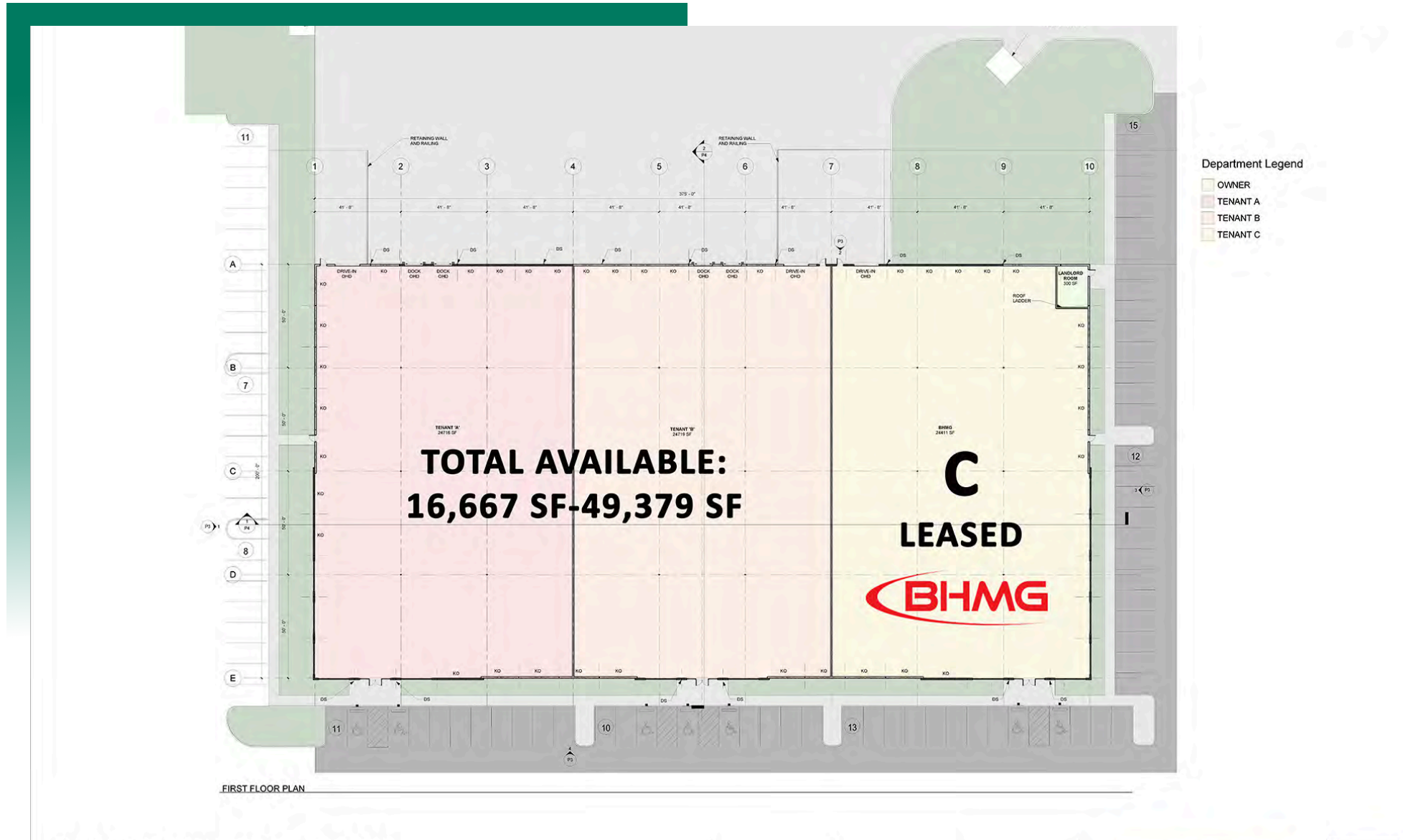
ESFR SPRINKLER



5% OFFICE BUILD-OUT

FLOOR PLAN

100 Commerce Center Dr., Collinsville, IL 62234

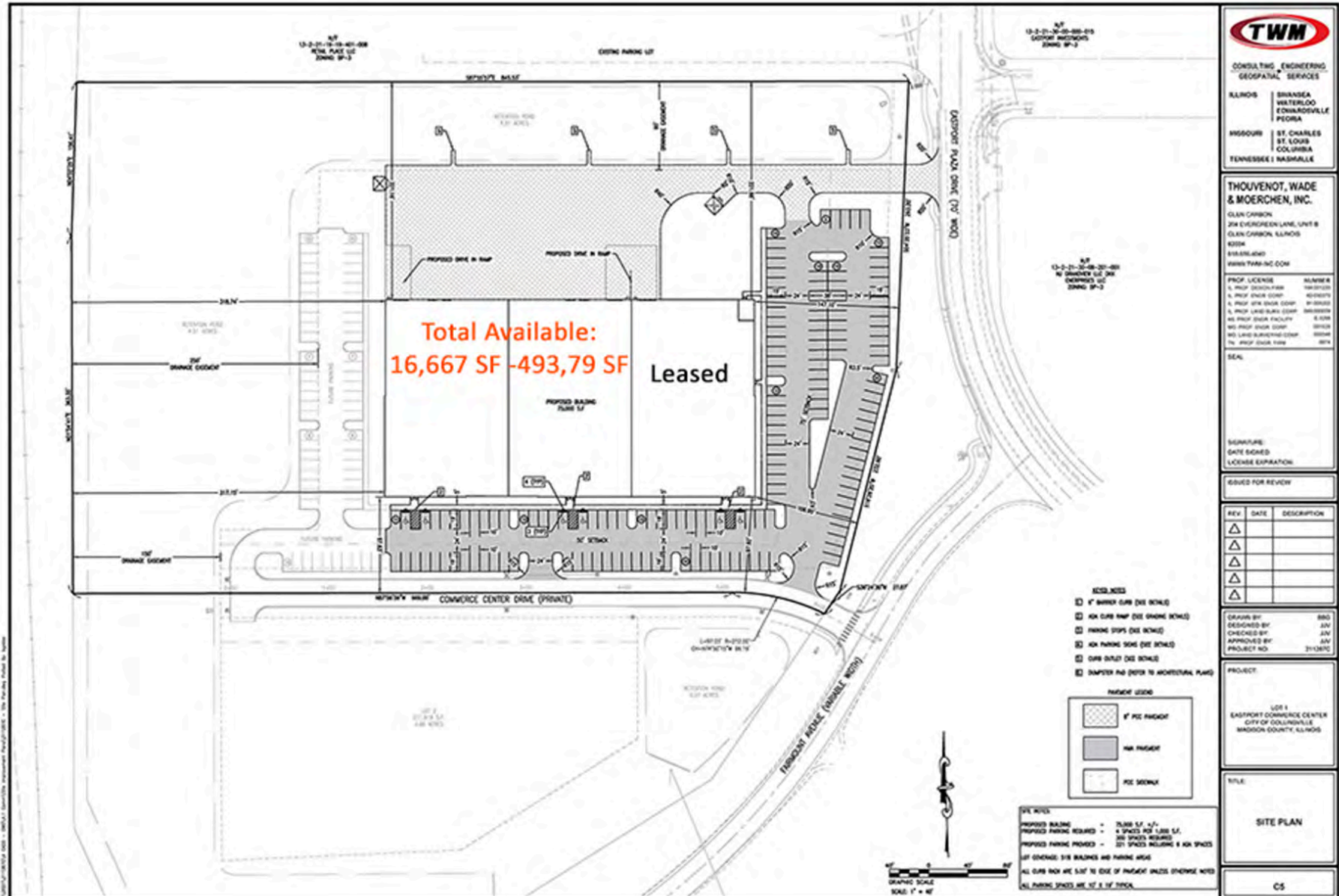


Flex office and/or warehouse use
Total building size - 75,000 SF
Leasable SF available - up to 49,379 SF
Will subdivide down to 16,667 SF

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

SURVEY MAP

100 Commerce Center Dr., Collinsville, IL 62234



TWM
 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES

ILLINOIS | SPRINGFIELD
 MISSOURI | ST. CHARLES
 TENNESSEE | NASHVILLE

THOUVENOT, WADE & MOERCHEN, INC.
 CLAY CARBON
 204 EVERGREEN LANE, UNIT B
 CLAY CARBON, ILLINOIS
 62204
 618-551-4800
 WWW.TWMS-INC.COM

PROF. LICENSE NUMBER &
 1. PROF. SURVEYING 100-01215
 2. PROF. ENGINEERING 100-01215
 3. PROF. SITE DESIGN 100-01215
 4. PROF. LAND SURVEYING 100-01215
 5. PROF. ENGINEERING 100-01215
 6. PROF. ENGINEERING 100-01215
 7. PROF. ENGINEERING 100-01215
 8. PROF. ENGINEERING 100-01215

SIGNATURE:
 DATE SIGNED:
 LICENSE EXPIRATION:

DESIGNED FOR REVIEW

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DESIGNED BY:	BOB
CHECKED BY:	JAN
APPROVED BY:	JAN
PROJECT NO.:	211087C

PROJECT:

USE 1
 EASTPORT COMMERCE CENTER
 CITY OF COLLINSVILLE
 MADISON COUNTY, ILLINOIS

TITLE:

SITE PLAN

CS

AREA MAPS

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

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: 16,667 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