

# 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

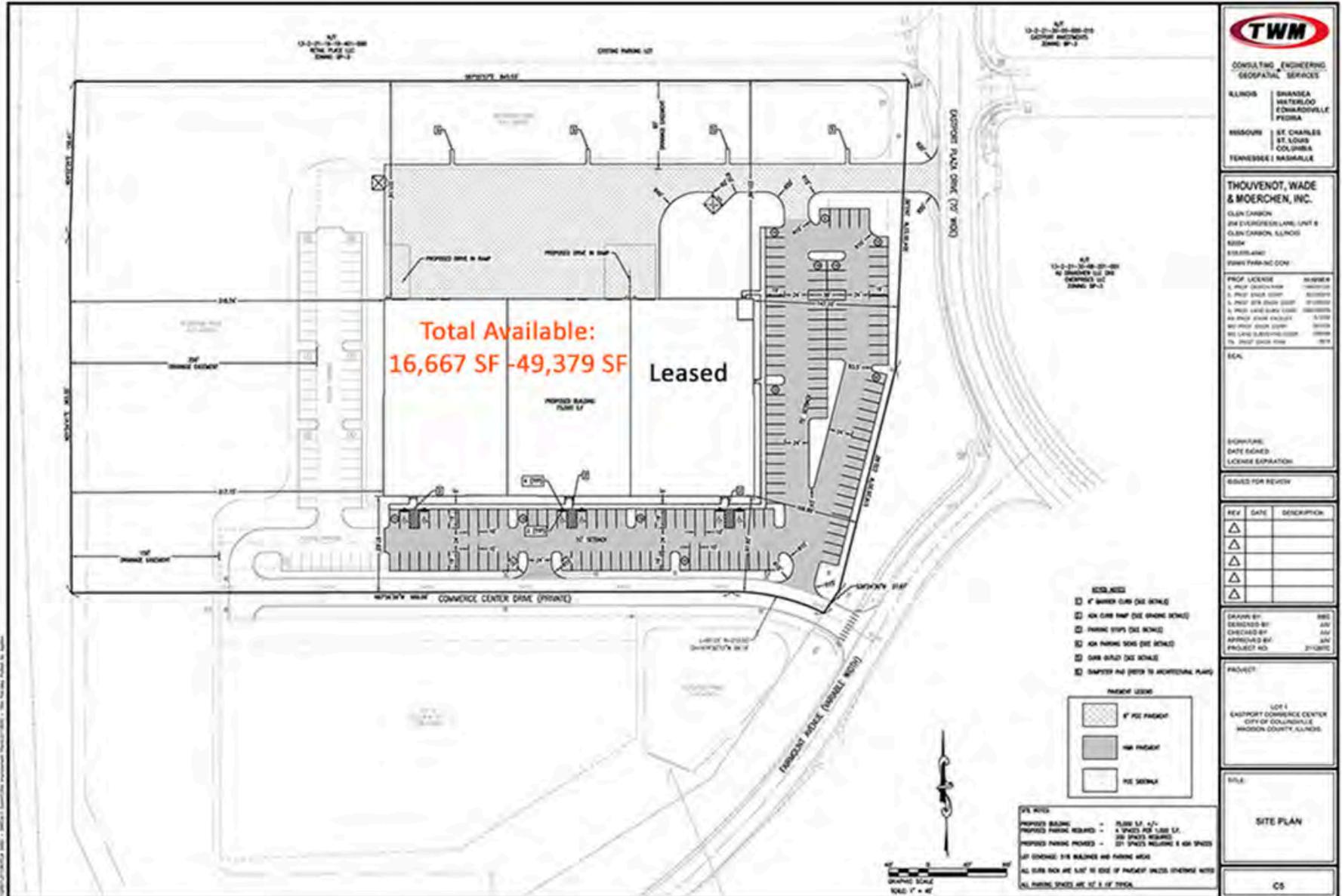


Flex office and/or warehouse use  
Total building size - 75,000 SF  
Leasable SF available - up to 49,379 SF  
Will subdivide down to 16,667 SF

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

ALABAMA | MISSISSIPPI | MISSOURI | TENNESSEE  
 ARIZONA | ARKANSAS | CALIFORNIA | COLORADO  
 FLORIDA | GEORGIA | ILLINOIS | INDIANA  
 IOWA | KANSAS | KENTUCKY | LOUISIANA  
 MARYLAND | MASSACHUSETTS | MICHIGAN  
 MINNESOTA | MISSOURI | MONTANA  
 NEBRASKA | NEVADA | NEW HAMPSHIRE  
 NEW JERSEY | NEW YORK | NORTH CAROLINA  
 NORTH DAKOTA | OHIO | OKLAHOMA  
 SOUTH CAROLINA | SOUTH DAKOTA  
 TEXAS | VIRGINIA | WISCONSIN  
 WYOMING

**THOUVENOT, WADE & MOERCHEN, INC.**  
 CLAY CARSON  
 204 E. UNIVERSITY LANE, UNIT 6  
 CLAY CARSON, ALABAMA  
 35004  
 205-658-4400  
 WWW.PARKING.COM

PROF. LICENSE	NUMBER
P. CIVIL ENGINEER	100000000

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DESIGNED BY	DATE
AW	08/11/2011
CHECKED BY	DATE
AW	08/11/2011
APPROVED BY	DATE
AW	08/11/2011
PROJECT NO.	DATE
21100000	08/11/2011

**PROJECT**

LOT 1  
 EASTPORT COMMERCE CENTER  
 CITY OF COLLINSVILLE  
 MADISON COUNTY, ALABAMA

**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

100 COMMERCE CENTER DRIVE

**LISTING #** 2521

## LOCATION DETAILS:

**Parcel #:** 13-2-21-30-00-000-024/025  
**County:** IL - Madison  
**Zoning:** Industrial

## PROPERTY OVERVIEW:

**Building SF:** 75,000  
**Vacant SF:** 49,379  
**Office SF:** 5% buildout  
**Warehouse SF:** 95% buildout  
**Min Divisible SF:** 16,667  
**Max Contig SF:** 49,379  
**Lot Size:** 9.89 Acres  
**Frontage:** 972  
**Depth:** 872  
**Parking Spaces:** 168  
**Parking Surface Type:** Concrete 8" unreinforced/4,000 PSI dock apron  
**Archeological:** Yes  
**Environmental:** Yes  
**Survey:** Yes

## STRUCTURAL DATA:

**Year Built:** 2024  
**Clear Ht Min:** 28  
**Clear Ht Max:** 35  
**Bay Spacing:** 50' at the speed bays and 41.8' x 50' throughout  
**Construction Type:** Frame: Tilt Up Concrete, Exterior: Concrete  
**Roof:** 45 Mil TPO- R20; Min I-60  
**Floor Type:** Concrete

## FACILITY INFORMATION:

**Heat:** Warehouse 2 MUA units  
**AC:** Office  
**Lighting:** LED motion sensor  
**Sprinklers:** ESFR  
**Insulated:** No  
**Ventilation:** No  
**Compressed Air:** No  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Showers:** No  
**Floor Drains:** No

## LOADING & DOORS:

**# of Dock Doors:** 2 per suite  
**Dock Doors:** 9' x10'  
**Dock Levelers:** 7'x8' pit  
**Dock Leveler Capacity:** 45,000 lb with seals & bumpers  
**# Drive In Doors:** 1 per suite  
**Drive In Door Size:** 12'x14'

## TRANSPORATION:

**Interstate Access:** 0.5 Miles from I-255  
**Airport Access:** St. Louis Lambert International - 27 Miles

# INDUSTRIAL PROPERTY SUMMARY PG 2

100 COMMERCE CENTER DRIVE

## UTILITY INFO:

Water Provider:	City of Collinsville
Water Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	600
Phase:	3

## TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

## FINANCIAL INFORMATION:

Taxes:	\$506.00
Tax Year:	2023



## SALE/LEASE INFORMATION:

Lease Rate:	\$9.00 - \$10.00/SF
Lease Type:	NNN
NNN Expenses:	\$1.25

## PROPERTY DESCRIPTION:

Finish to Suit Office/Warehouse - New Construction  
5% office build-out, (1) 12'x14' drive-in door/per suite and (2) 9'x10' dock doors/per suite.  
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