

10,349 SF OFFICE/WAREHOUSE

1601 Eastport Plaza Drive, Collinsville, Illinois 62234



FOR LEASE

BARBERMURPHY

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AREA MAP



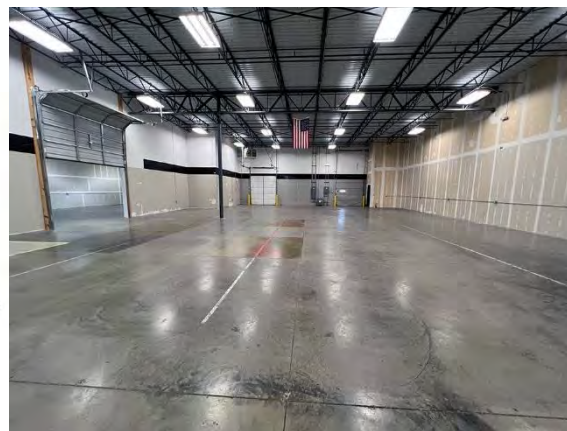
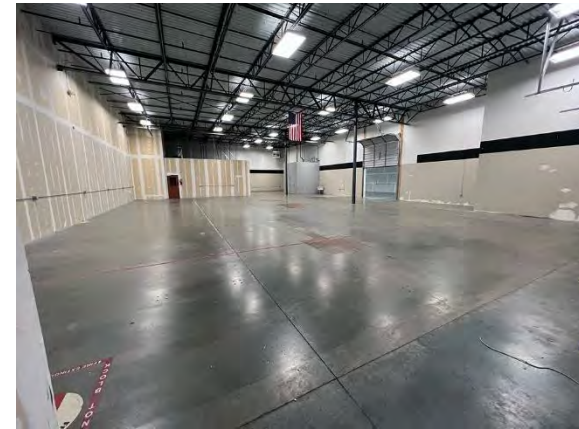
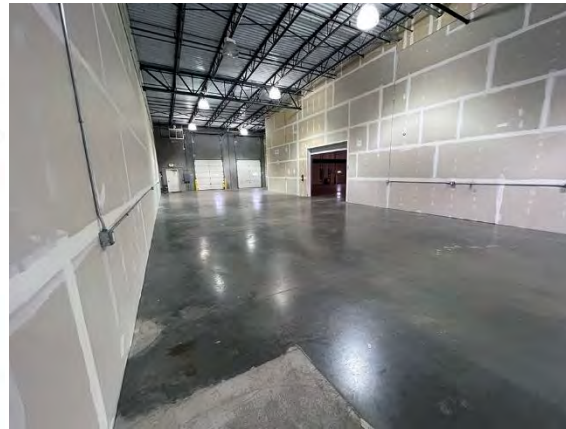
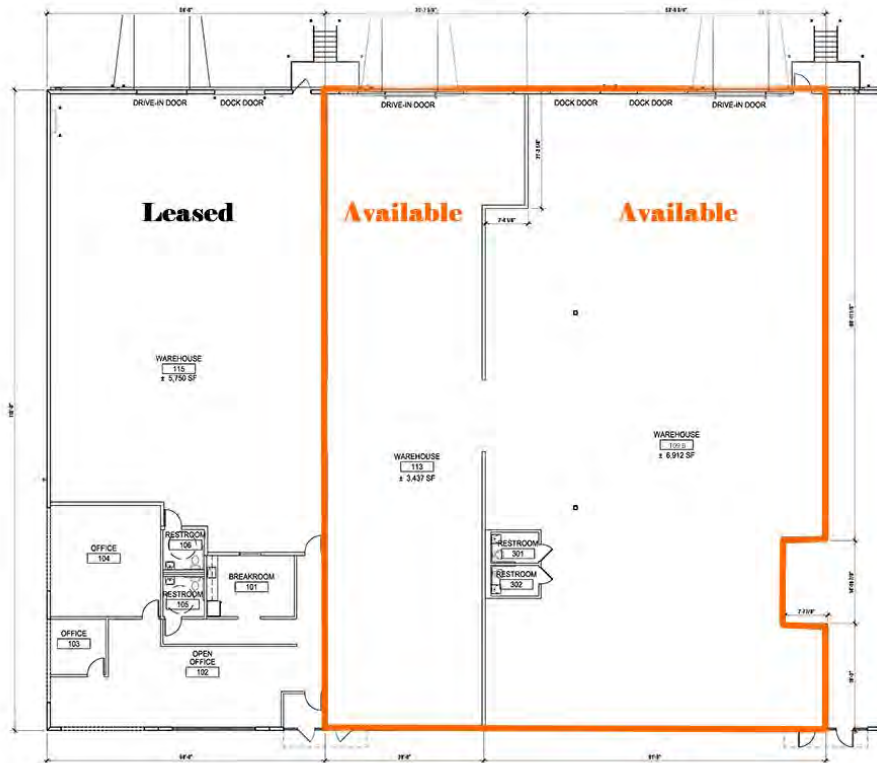
PROPERTY SUMMARY

- 10,349 SF Office/Warehouse
- (2) 10' x 8' Ramped Drive-In Doors
- (2) 10' x 8' Dock Doors
- 18' Ceilings
- Conveniently located near I-255 & I-55/70

LEASE RATE: \$8.50/SF, NNN

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Floor Plan



Listing No: 063

Industrial

1601 Eastport Plaza Dr.
Collinsville, IL 62234**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$8.50/SF

Lease Type: NNN

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

- 10,349 SF Office/Warehouse available for lease
- 18' Ceiling Height
- (2) 10'x8' Dock Doors
- (2) 10'x8' Ramped Drive-In Doors

Total SF Available: 10,349 SF**Min Divisible SF: 10,349 SF****SQUARE FOOT INFO:**

Building Total: 45,000 SF

Total Available: 10,349 SF

Direct Lease: 10,349 SF

Sublease: 0 SF

Office: 1,039 SF

Warehouse: 9,310 SF

Min Divisible: 10,349 SF

Max Contiguous: 10,349 SF

LAND MEASUREMENTS:

Acres: 4.15

Frontage: 631 FT

Depth: 315 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-30-08-202-001

County: Madison

Zoning: BP3

Zoning By: City of Collinsville

Industrial Park: Eastport Tech Center

Prior Use:



TIF: Yes
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No

Property Tax: \$56,753.60
Tax Year: 2021

STRUCTURAL DATA:

Year Built: 2006	Clearance Min: 18'	Style: Concrete Tilt up
Rehab Year:	Clearance Max: 18'	Roof: Flat
Bay Spacing: 48'x36' & Clear Span	Exterior: Concrete	Floors: 1
	Floor Type: Reinforced Concrete	Floor Thickness: 6"
	Floor Drains: No	

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UTILITY INFORMATION

Water Provider:	City of Collinsville	Service:		Location:	At Building
Sewer Provider:	City of Collinsville	Service:		Location:	At Building
Gas Provider:	Ameren IL	Service:		Location:	At Building
Electric Provider:	Ameren IL	Service:		Location:	At Building
AMPS:	277	Phase:	3		
Low Volts:	120	High Volts:	480		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	2	Size:	10'x8'	Parking:	14
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Asphalt
Drive-In Doors:	2	Size:	10'x8'	Yard:	N/A
Box Van Doors	No			Extra Land:	N/A
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Wet	Ventilation:	No		
Lighting:	Fluorescent	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	1 mile to I-255 & I-55/70
Rail:	N/A
Barge:	N/A
Airport:	N/A

Listing Broker(s)

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Comments

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