

# WAREHOUSE SPACE & MULTIPLE OFFICE SPACES FOR LEASE

9500 Collinsville Rd., Collinsville, IL 62234

11,400 SF  
WAREHOUSE SPACE

1,600-8,000 SF  
SUITES AVAILABLE



AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.	1600 sq. ft.
1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.	1250 sq. ft.

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

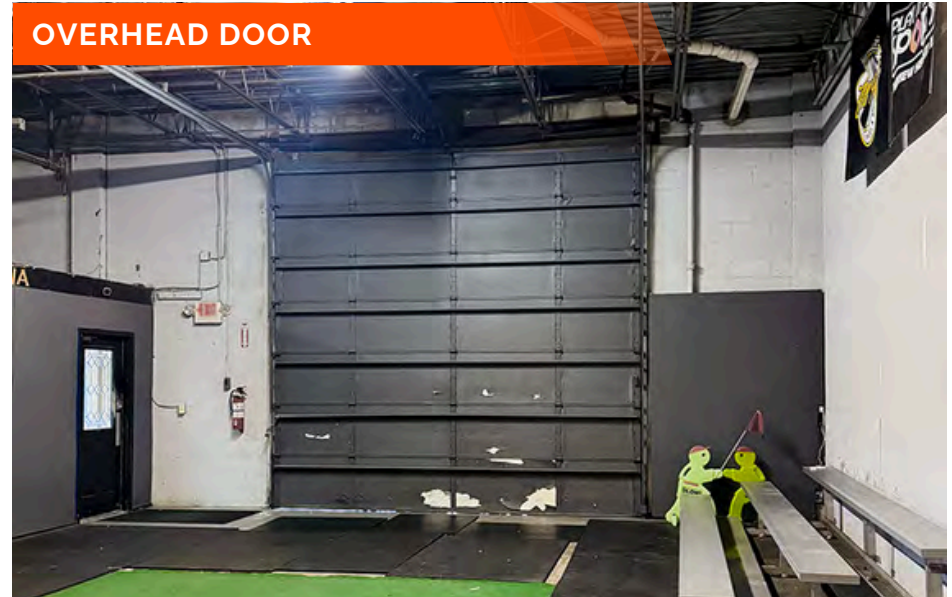
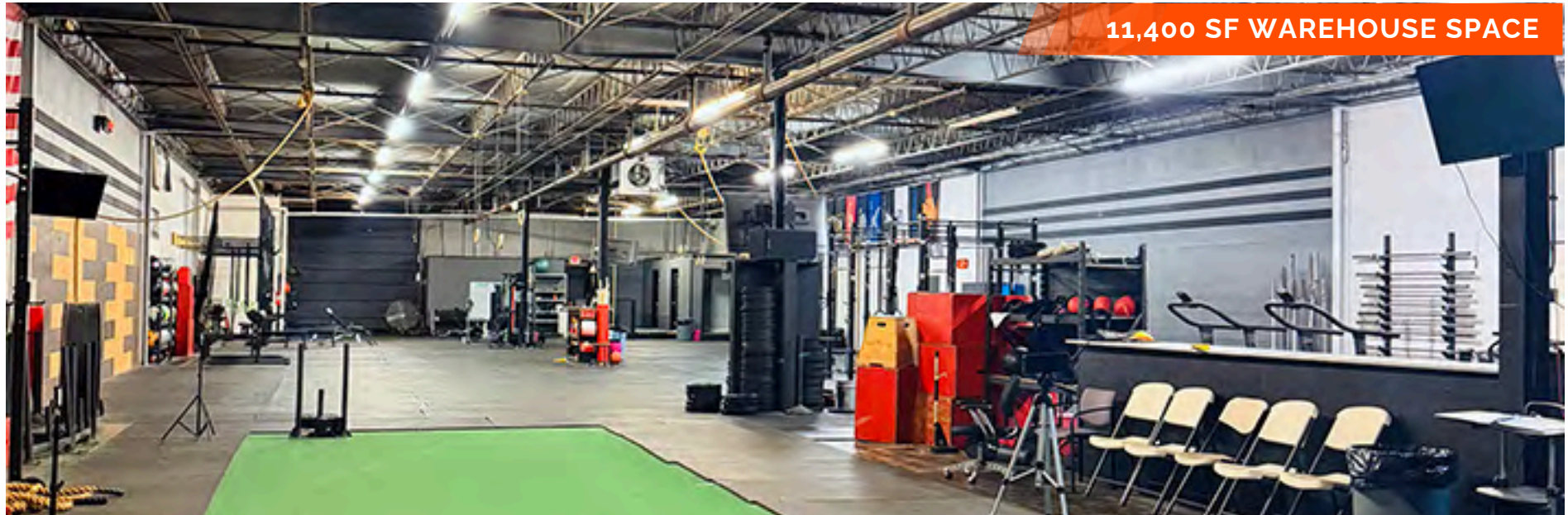
**Collin Fischer - CCIM**  
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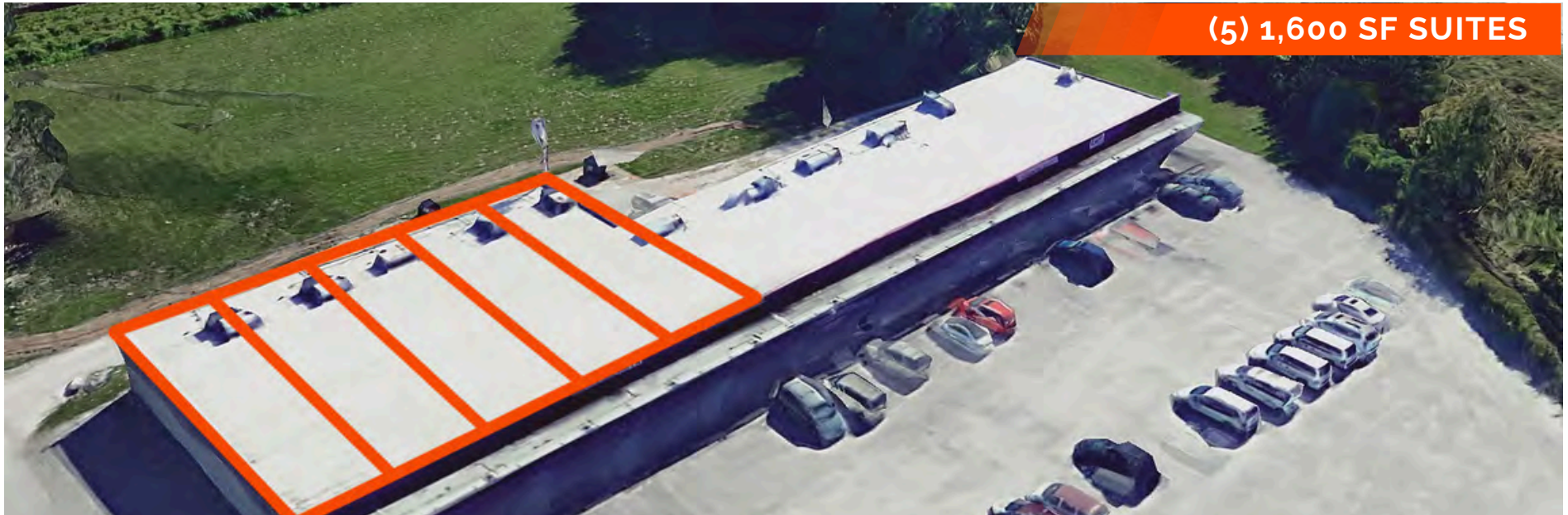
11,400 SF warehouse space available, with (2) 10'x14' drive-in doors. Previously used as a gym, this space has a small built out office area with bathrooms, changing rooms, and a shower.

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# SUITES FOR LEASE

9500 Collinsville Rd, Collinsville, IL 62234

(5) 1,600 SF SUITES



## EXTERIOR



## SIGNAGE

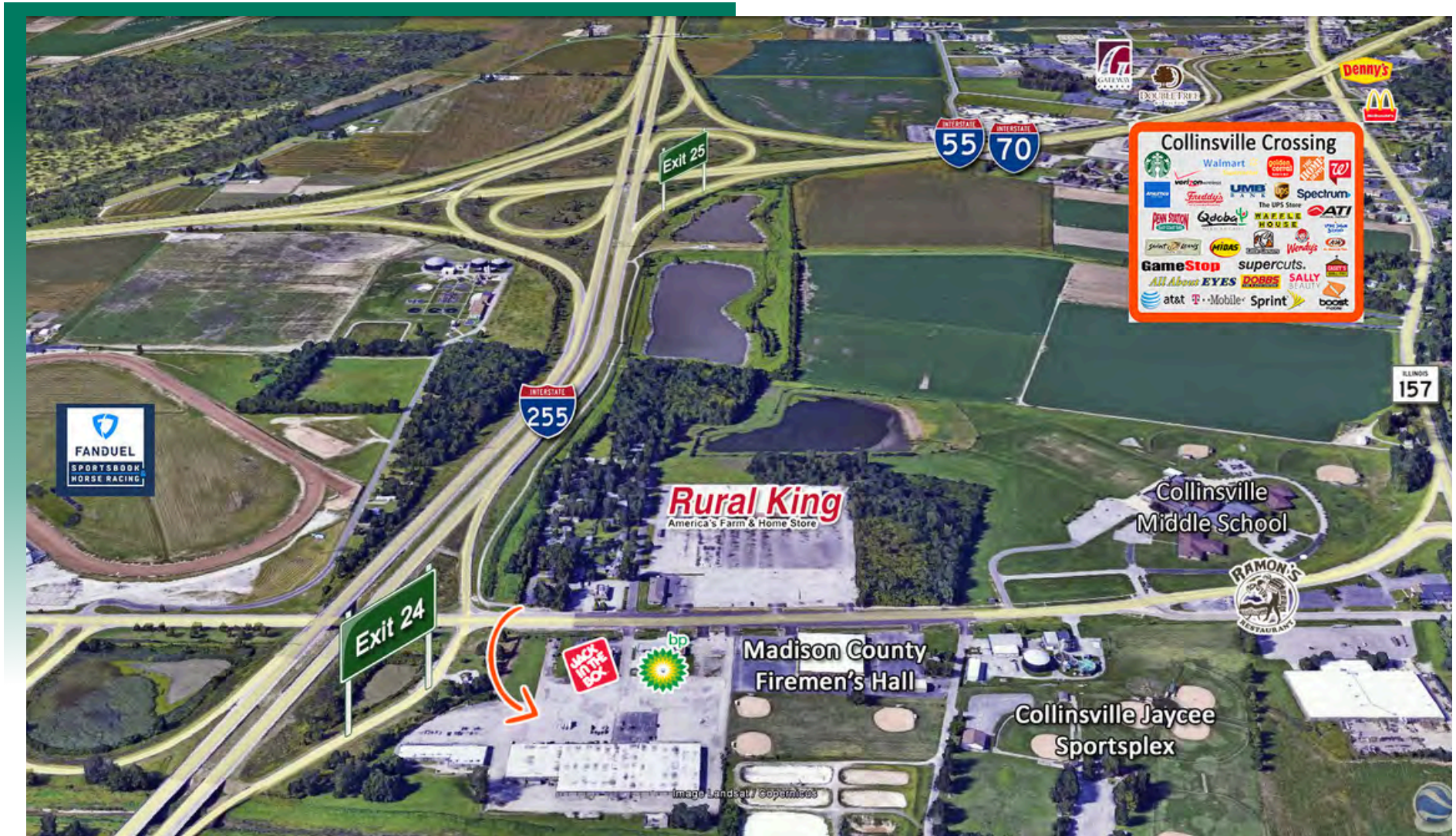


(5) 1,600 SF Suites for Lease - 8,000 Contiguous SF  
Building fronts Collinsville Rd  
Monuments/pylon/building signage available

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# AREA MAP

9500 Collinsville Rd., Collinsville, IL 62234



## LOCATION OVERVIEW

Located at the exit ramp off I-255 (exit 24) Property has Interstate visibility with 46,800 ADT on I-255. Out Lot Sites front Collinsville Rd. with 10,400 ADT. Only one exit off I-55/70 and 10 minutes to downtown St. Louis.

# OFFICE/RETAIL PROPERTY SUMMARY

#2763

9500 Collinsville Rd, Collinsville, IL 62234

## LEASE INFORMATION:

Lease Rate: \$6.00/SF  
Lease Type: NNN  
Net Charges: \$1.50

## SQUARE FOOT INFO:

Building Total: 115,061 SF  
Total Available: 19,400SF  
Direct Lease: 19,400 SF  
Sublease: 0 SF  
Office/Retail: 8,000 SF  
Warehouse: 11,400 SF  
Min Divisible: 1,600 SF  
Max Contiguous: 11,400 SF

## LAND MEASUREMENTS:

Acres: 2.0 AC  
Frontage: 688 FT  
Depth: 991 FT

## PROPERTY INFORMATION:

Parcel No: 13-1-21-31-00-000-011,  
03-06.0-200-018 &  
009; 03-06.0-100-012  
County: Madison  
Zoning: B-4  
TIF: Yes  
Enterprise Zone: Yes  
Traffic Count: 10,400  
Property Tax: \$68,509



## STRUCTURAL DATA:

Year Built: 1961  
Rehab Year: 1989  
Clearance: 11'  
Floors: 1  
Signage: Yes

## TRANSPORTATION:

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

## COMMENTS:

(5) 1,600 SF Suites for Lease. Monument/pylon/building signage available.  
11,400 SF Warehouse Space.



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