

WAREHOUSE SPACE & MULTIPLE OFFICE SPACES FOR LEASE

9500 Collinsville Rd., Collinsville, IL 62234



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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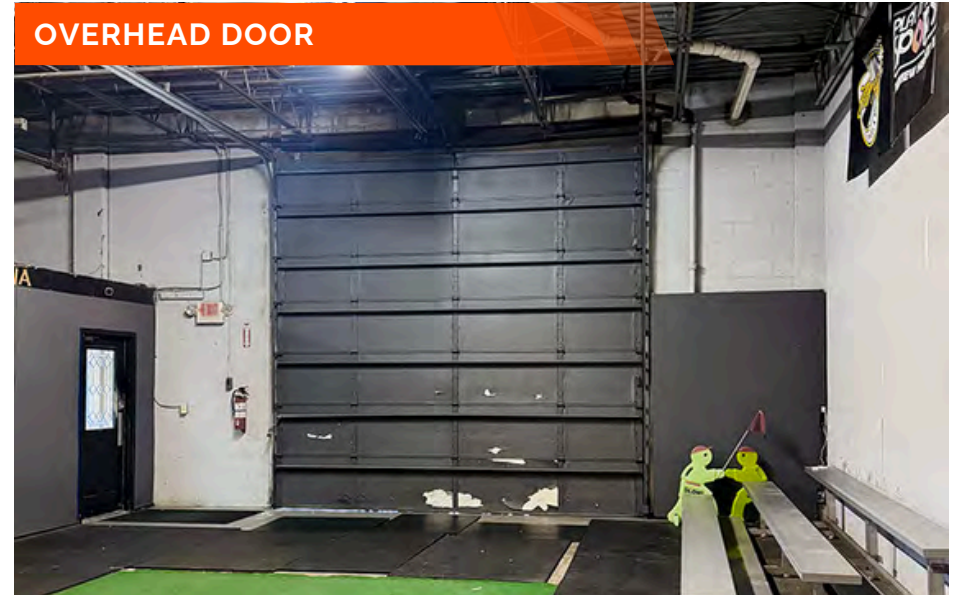
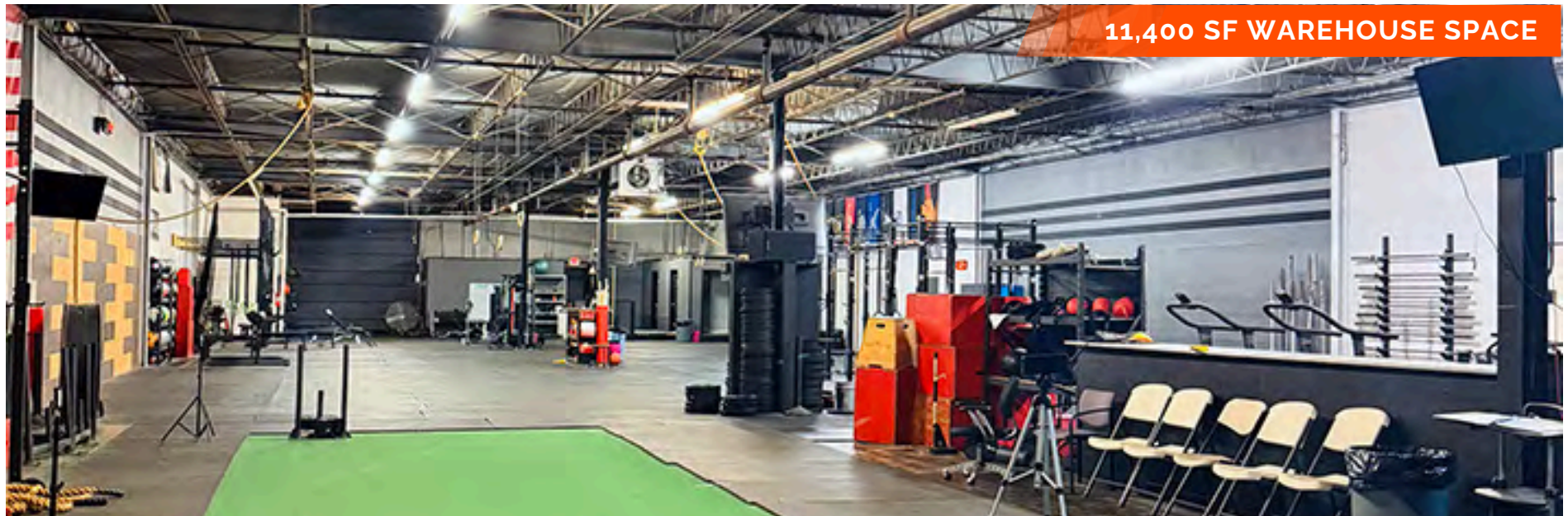
Collin Fischer - CCIM
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

11,400 SF WAREHOUSE SPACE FOR LEASE

9500 Collinsville Rd, Collinsville, IL 62234

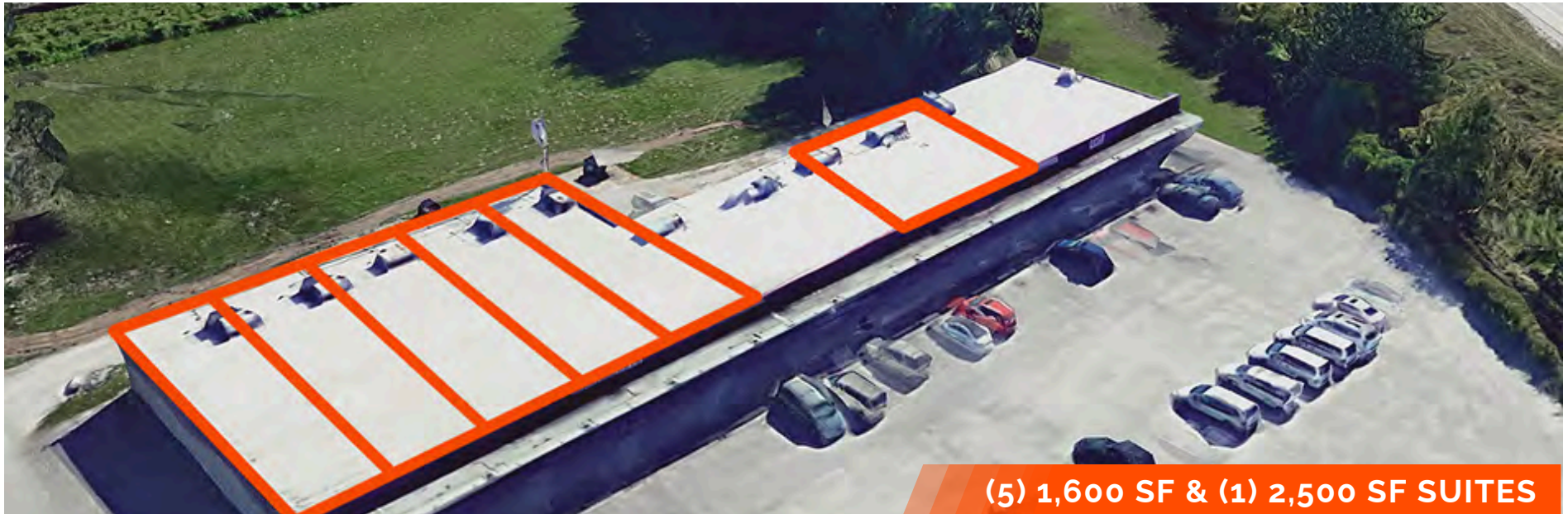


11,400 SF warehouse space available, with (2) 10'x14' drive-in doors. Previously used as a gym, this space has a small built out office area with bathrooms, changing rooms, and a shower.

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SUITES FOR LEASE

9500 Collinsville Rd, Collinsville, IL 62234



EXTERIOR



SIGNAGE



(5) 1,600 SF & (1) 2,500 SF Suites for Lease - 8,000 Contiguous SF

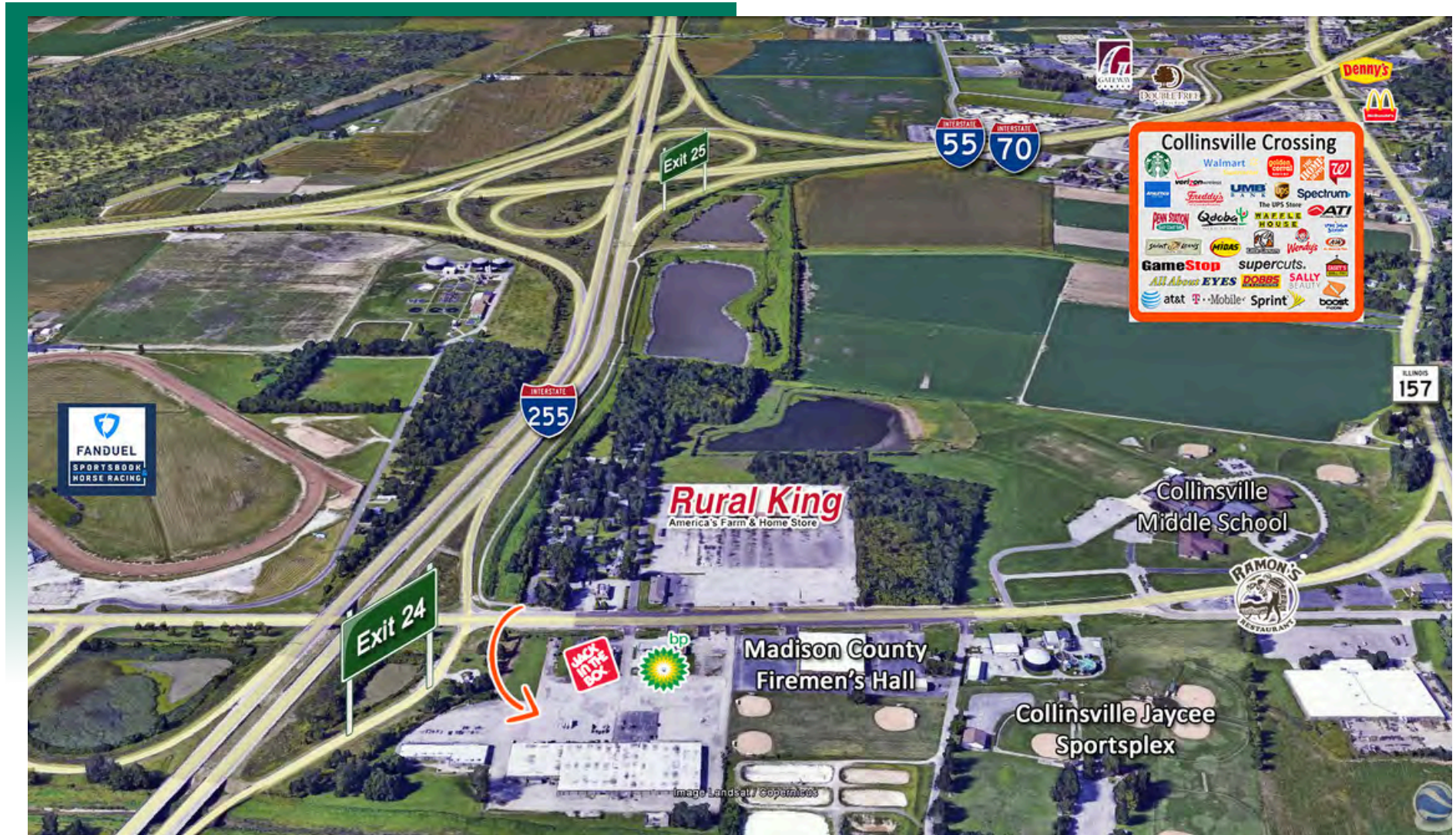
Building fronts Collinsville Rd

Monuments/pylon/building signage available

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AREA MAP

9500 Collinsville Rd., Collinsville, IL 62234

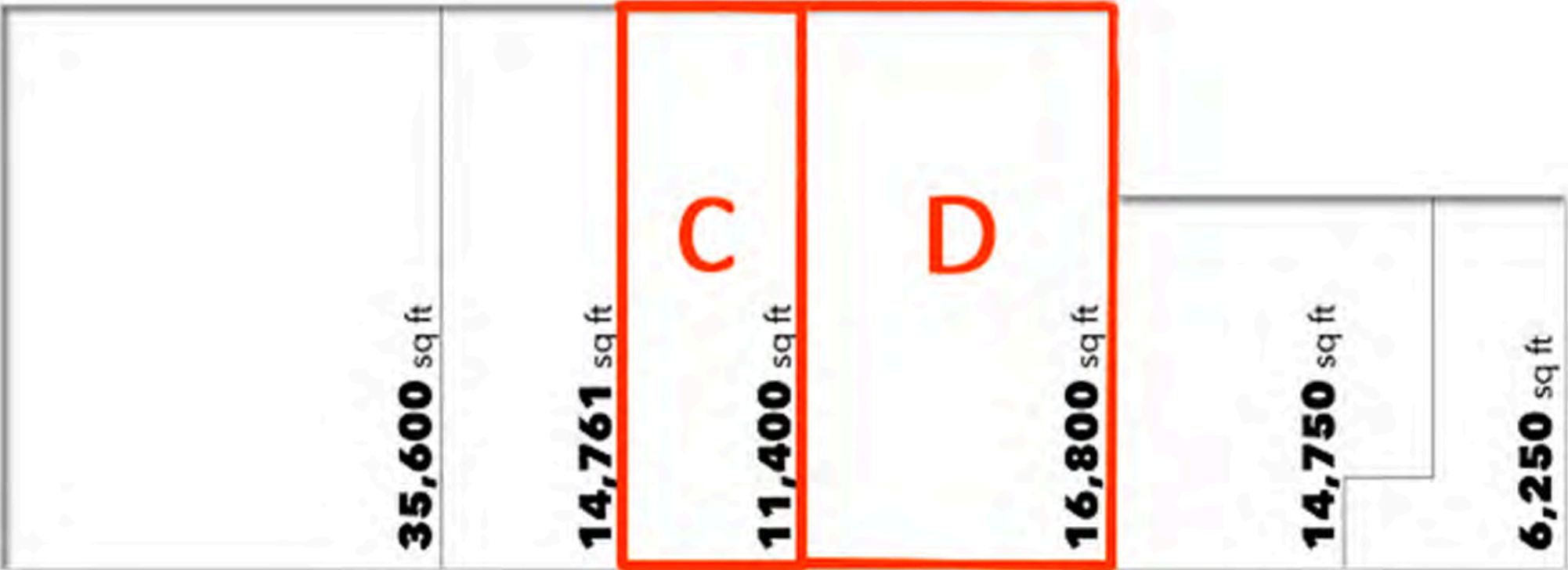


LOCATION OVERVIEW

Located right off of Exit 24 on I-255, there is prime accessibility and visibility of this site with a daily traffic count of 43,500 on I-255. This site is also less than a mile from I-55 and across the road from the Fanduel Fairmont Racetrack, which attracts more than 450,000 visitors annually.

FLOOR PLAN

9500 Collinsville Rd., Collinsville, IL 62234



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:

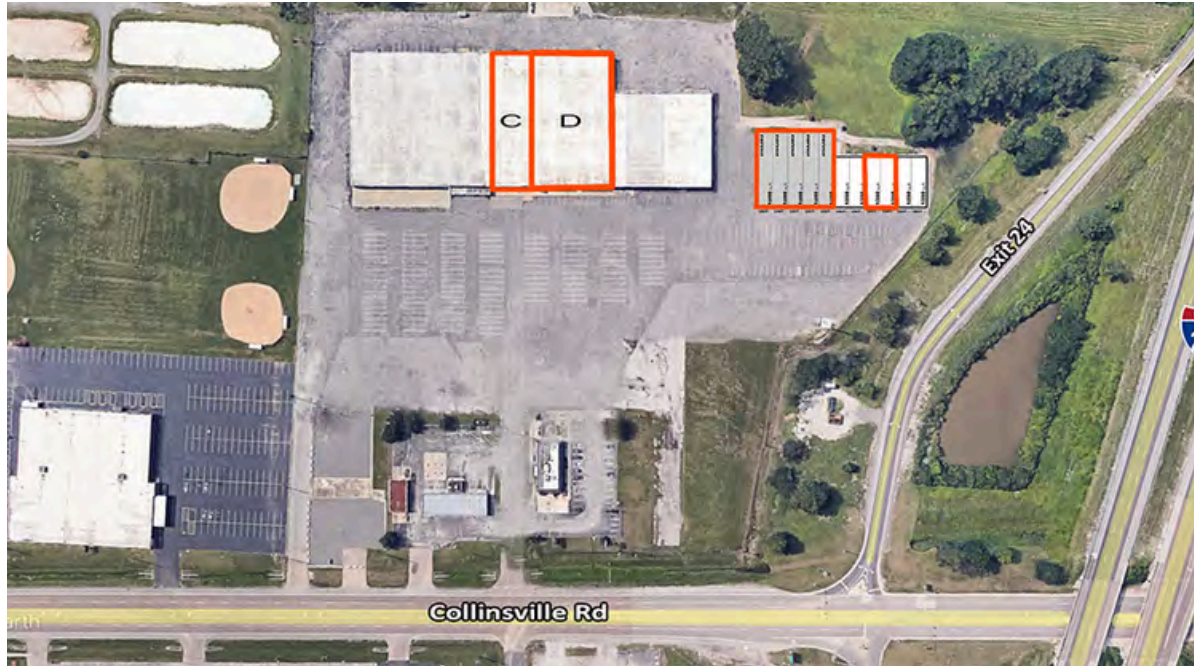
Building Total: 115,061 SF
Total Available: 38,700 SF
Direct Lease: 38,700 SF
Sublease: 0 SF
Office/Retail: 10,500 SF
Warehouse: 28,200 SF
Min Divisible: 1,600 SF
Max Contiguous: 28,200 SF

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 and (1) 2,500 SF Suites for Lease.
11,400 SF Warehouse Space and 16,800 SF warehouse space could be combined.
Monument/pylon/building signage available.



Collin Fischer - CCIM, SIOR

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