

WAREHOUSE SPACE & MULTIPLE OFFICE SPACES FOR LEASE

9500 Collinsville Rd., Collinsville, IL 62234

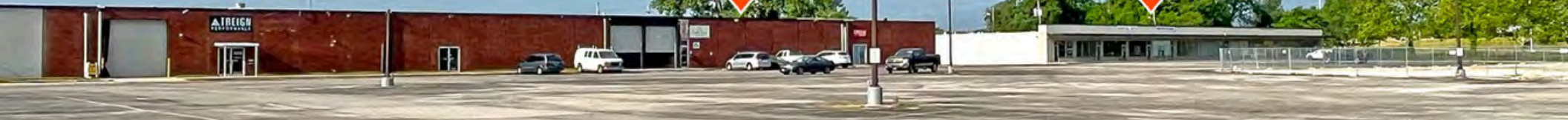
11,400 SF
WAREHOUSE SPACE



16,800 SF
WAREHOUSE SPACE



1,600-2,500 SF
SUITES AVAILABLE



Exit 24

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



OFFICE SUITES FOR LEASE

9500 Collinsville Rd, Collinsville, IL 62234



EXTERIOR



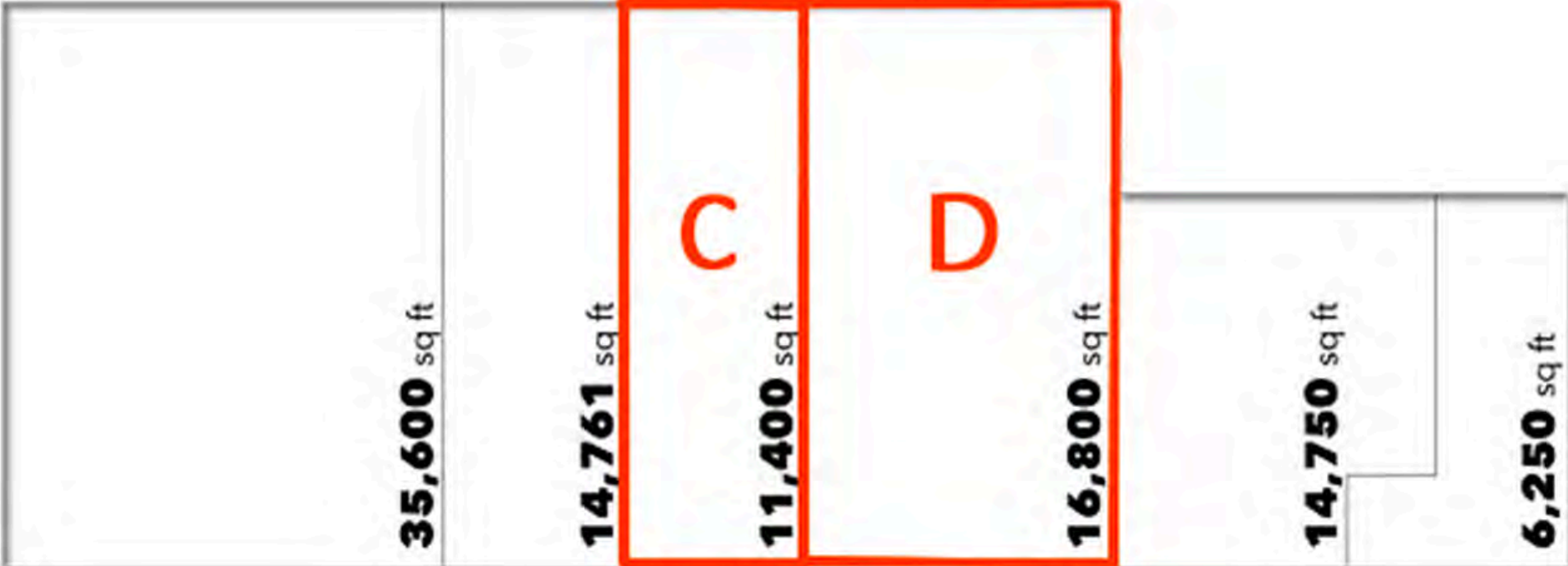
SIGNAGE



(3) 1,600 SF & (1) 2,500 SF Suites for Lease. Building fronts Collinsville Rd.
Monuments/pylon/building signage available

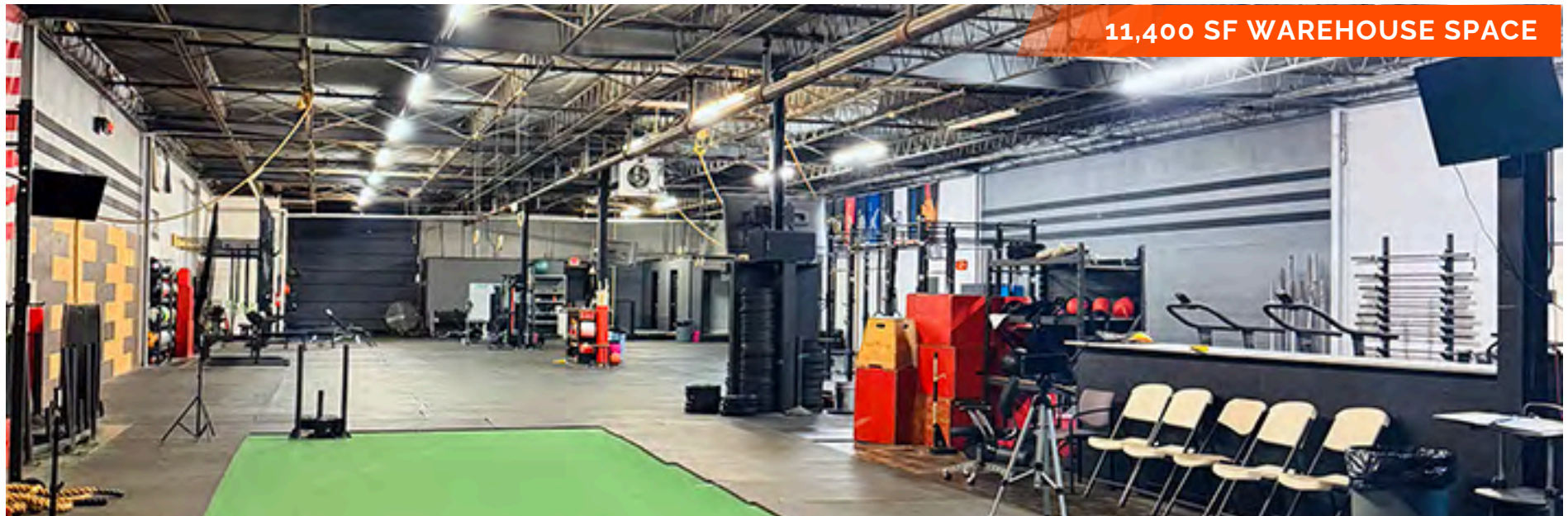
WAREHOUSE FLOOR PLAN

9500 Collinsville Rd., Collinsville, IL 62234



11,400 SF WAREHOUSE SPACE FOR LEASE

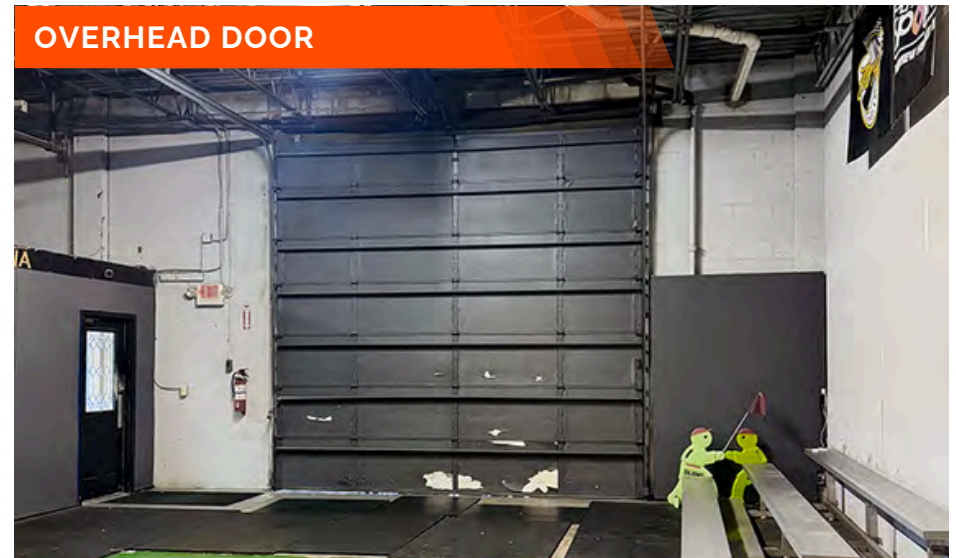
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11,400 SF WAREHOUSE SPACE



OFFICE

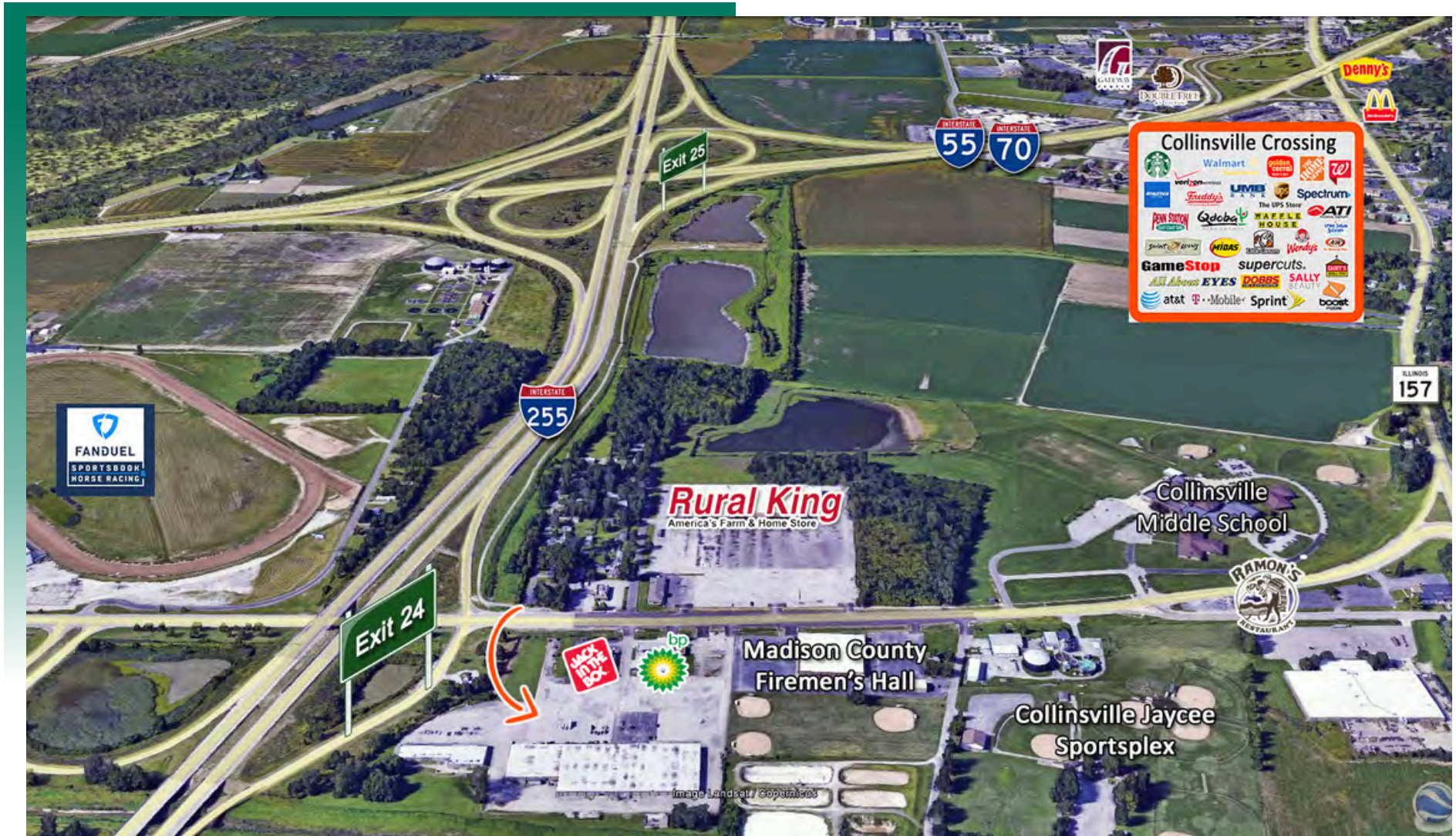


OVERHEAD DOOR

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.

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.

OFFICE/RETAIL PROPERTY SUMMARY

#2763

9500 Collinsville Rd, Collinsville, IL 62234

LEASE INFORMATION:

Lease Rate: \$6.00/SF
Lease Type: NNN
Net Charges: \$1.75

SQUARE FOOT INFO:

Building Total: 115,061 SF
Total Available: 35,500 SF
Direct Lease: 35,000 SF
Sublease: 0 SF
Office/Retail: 7,300 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

COMMENTS:

(3) 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.



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