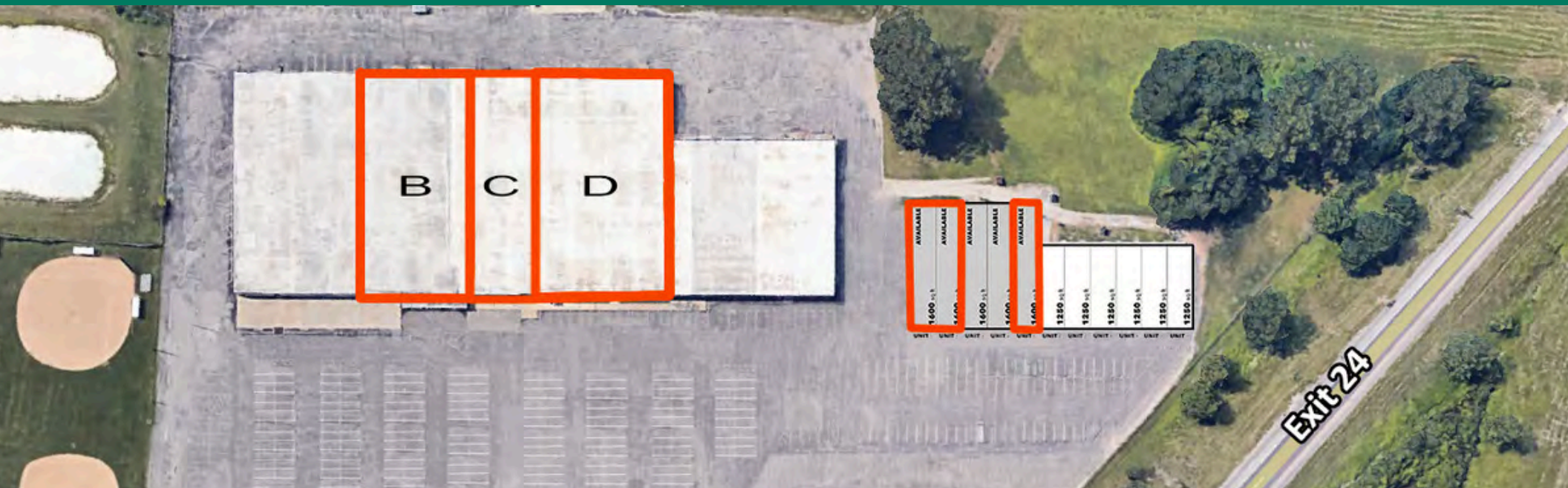


FOR LEASE > WAREHOUSE & OFFICE SUITES

9500 Collinsville Rd., Collinsville, IL 62234



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

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Designated Managing Broker
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collinf@barbermurphy.com



OFFICE SUITES FOR LEASE

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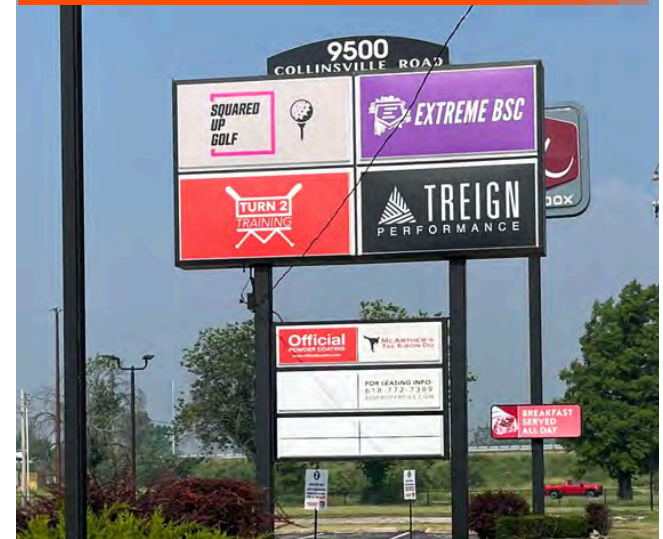


(3) 1,600 SF SUITES

EXTERIOR



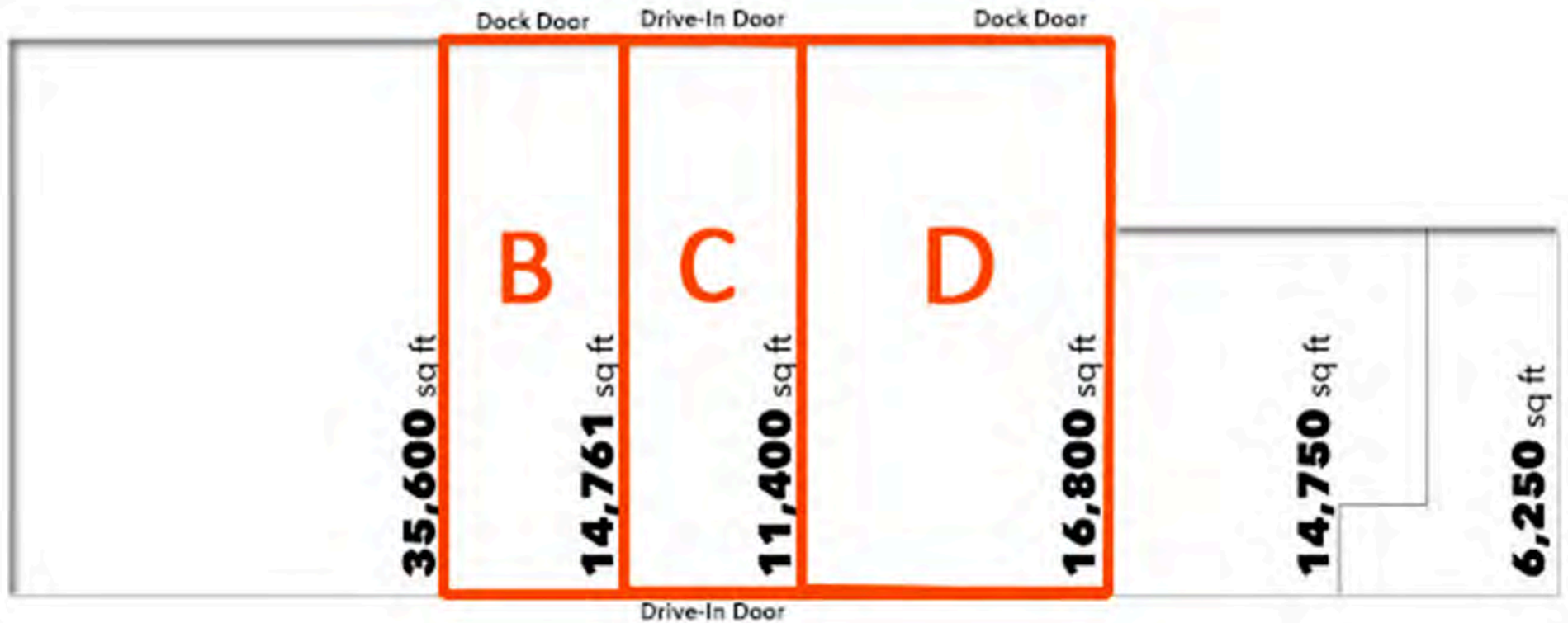
SIGNAGE



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

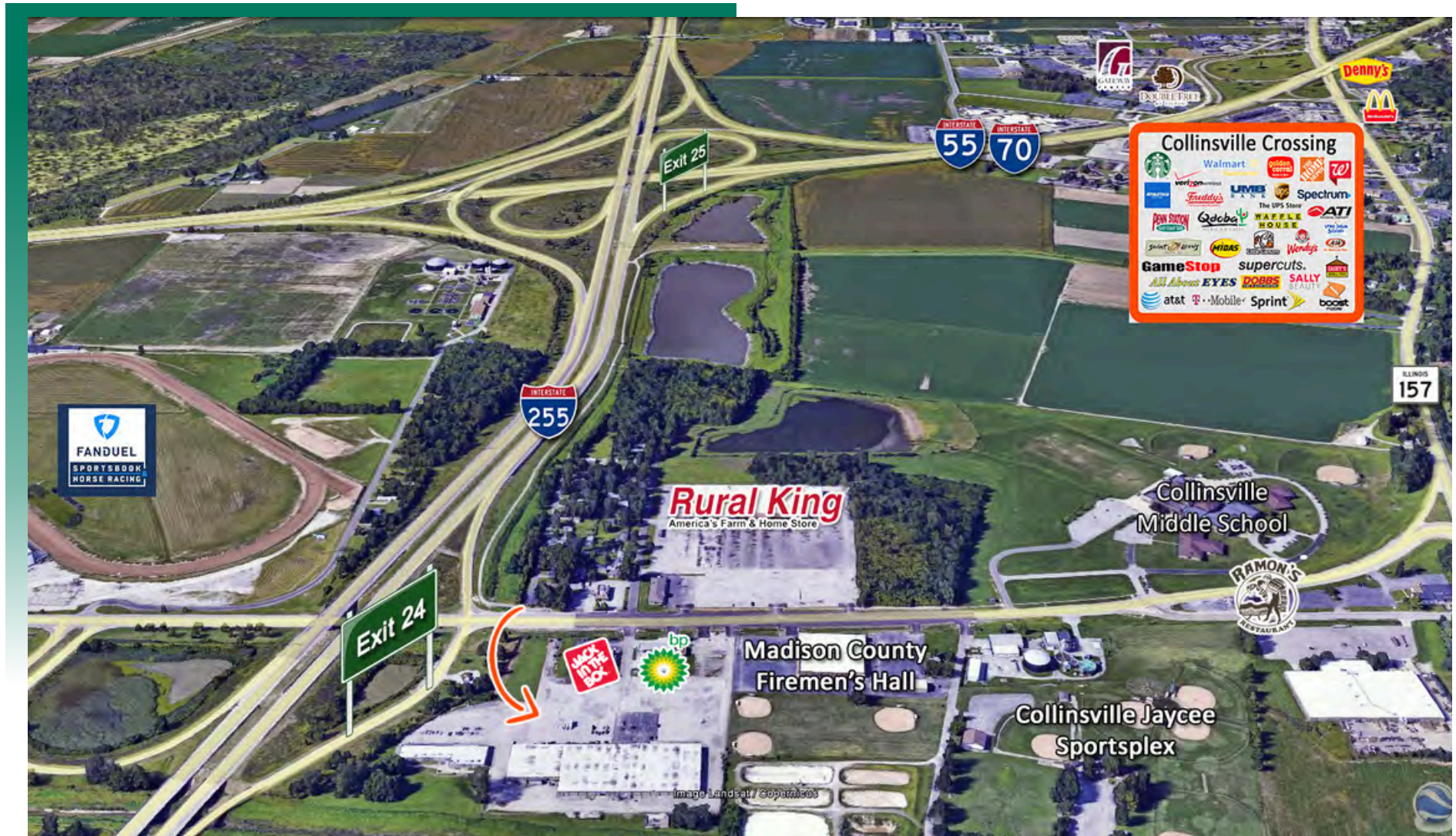
WAREHOUSE FLOOR PLAN

9500 Collinsville Rd., Collinsville, IL 62234



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: 47,761 SF
Direct Lease: 47,761 SF
Sublease: 0 SF
Office/Retail: 4,800 SF
Warehouse: 42,961 SF
Min Divisible: 1,600 SF
Max Contiguous: 42,961 SF

LAND MEASUREMENTS:

Acres: 16 AC
Frontage: 485 FT
Depth: 1,080 FT

PROPERTY INFORMATION:

Parcel No: 13-1-21-31-00-000-011,
03-06.0-200-018;
03-06.0-100-012
County: Madison
Zoning: B-4
TIF: Yes
Enterprise Zone: Yes
Traffic Count: 10,400
Property Tax: \$40,180



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 suites for lease. Monument/pylon/building signage available.
Warehouse spaces available from 11,400 SF - 42,961 SF.



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