



EXIT 24



FOR LEASE
(5) SUITES

FOR SALE
(2) OUT LOTS

COLLINSVILLE BLUFFS

TRANSFORMATIVE RESTORATION OF METRO EAST'S COMMERCIAL LANDSCAPE

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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.



FOR SALE/LEASE

(2) Out Lots for Sale
Frontage on Collinsville Rd

FOR LEASE

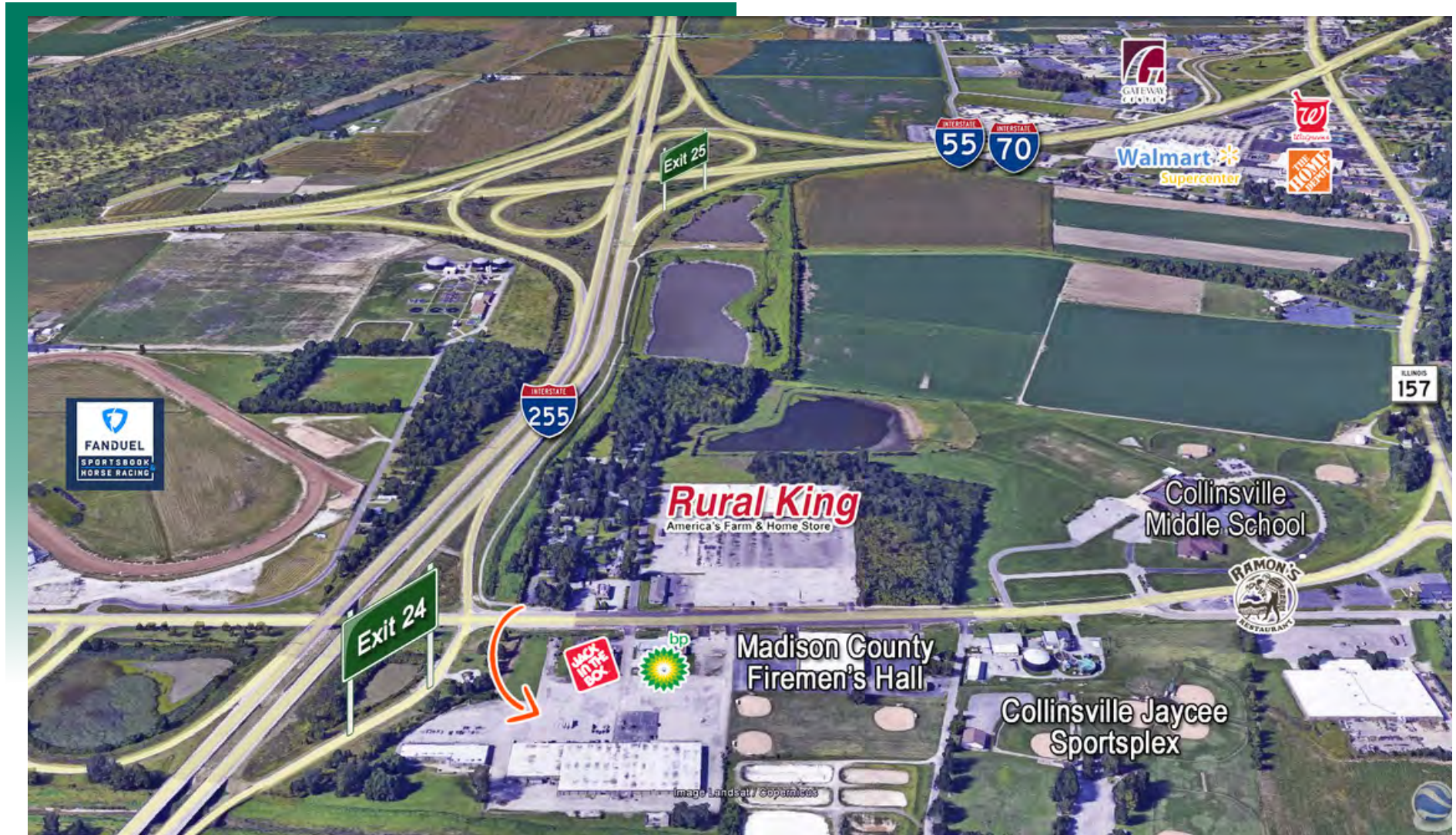
(5) Suites Available
1,600 SF each
Min Divisible: 1,600
Max Contiguous: 8,000

- Utilities on Site
- 688'x991'
- I-255
- Zoned B-4
- TIF District
- Enterprise Zone



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.

CITY OF COLLINSVILLE PRIMED FOR SPORTS COMPLEX REDEVELOPMENT

Collinsville, Illinois

The city of Collinsville is excited to announce the next phase of the Collinsville Sports Complex Redevelopment, strategically situated a quarter mile from I-255 on Collinsville Road. Sports Facility Advisory (SFA) was enlisted to conduct a comprehensive feasibility study proforma for the project. This endeavor builds upon strategic insights of the Great Streets initiative on St. Louis Road and Parks Master Plan, both of which envision the expansion and redesign of the Sports Complex.

“The redevelopment of the Sports Complex into a tournament level facility will draw tournament revenue on the weekends and positively impact our hotels, food and beverage establishments, and other local businesses,” said Parks and Recreation Director Kimberly Caughran. “The redevelopment will also provide our Collinsville residents with improved facilities to play on throughout the week. It’s an excellent opportunity for Collinsville and a great utilization of our location and assets.”



SUITES FOR LEASE

9500 Collinsville Rd, Collinsville, IL 62234

(5) 1,600 SF SUITES



EXTERIOR



SIGNAGE



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

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OFFICE/RETAIL PROPERTY SUMMARY

#2763

9500 Collinsville Rd, Collinsville, IL 62234

LEASE INFORMATION:

Lease Rate: \$10.00/SF
Lease Type: NNN
Net Charges: \$1.50

SQUARE FOOT INFO:

Building Total: 115,061 SF
Total Available: 8,000 SF
Direct Lease: 8,000 SF
Sublease: SF
Office/Retail: 8,000 SF
Warehouse: SF
Min Divisible: 1,600 SF
Max Contiguous: 8,000 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. Monuments/pylon/building signage available.



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OUT LOTS FOR SALE/LEASE

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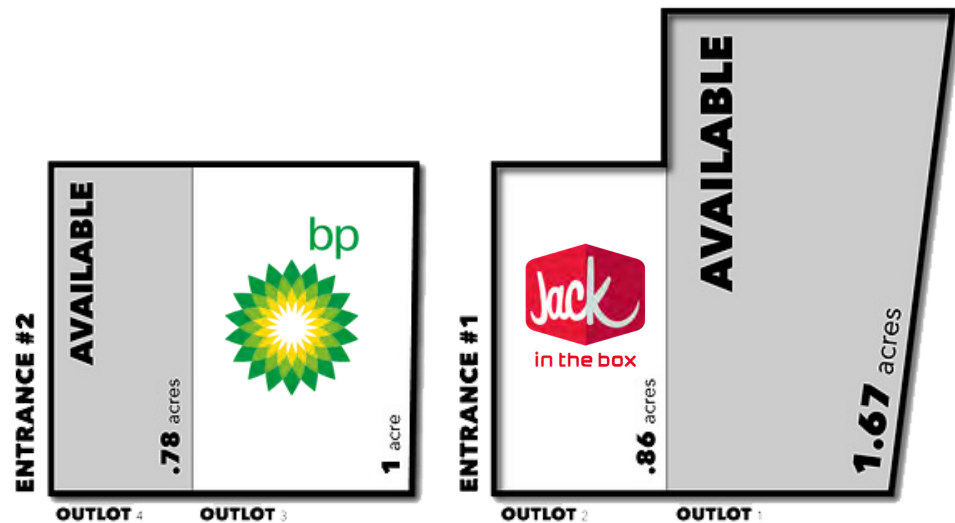


(2) OUTLOTS FOR SALE/LEASE

(1) Out Lot up to 3 Acres Available with 180' of Frontage on Collinsville Rd.

(1) 1.67 Acre Out Lot Available with 180' of Frontage on Collinsville Rd.

Visible from I-255



*NOT TO SCALE.

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LAND PROPERTY SUMMARY

#2763

9500 Collinsville Rd., Collinsville, IL 62234

SALE INFORMATION:

Sale Price:	Contact
Sale Price/Acre:	Broker
Sale Price/SF:	

LAND MEASUREMENTS:

Acres:	4.67 AC
Total Acres Available:	4.67 AC
Min Divisible Available:	1.67 AC
Frontage:	688 FT
Depth:	991 FT
Subdivide Site:	Yes

PROPERTY INFORMATION:

Parcel No:	xxx
County:	Madison
Zoning:	B-4
Prior Use:	
Traffic Count:	10,400
TIF:	Yes
Enterprise Zone:	Yes
Foreign Trade Zone:	No
Survey:	No
Environmental:	Yes
Archaeological:	No
Property Tax:	
Tax Year:	
Topography:	Flat



UTILITY INFORMATION:

Water Provider:	City of Collinsville
Location:	On Site
Sewer Provider:	City of Collinsville
Location:	On Site
Gas Provider:	Ameren IL
Location:	On Site
Electric Provider:	Ameren IL
Location:	On Site
Telecom Provider:	
Location:	

TRANSPORTATION:

Interstate:	I-255 (exit 24)
Rail:	
Barge:	
Airport:	

COMMENTS:

Ground available for Sale or Lease. Contact Broker for more information regarding pricing. Monument/pylon/building signage is also available.



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