

FOR LEASE

1605 Eastport Plaza Dr
Collinsville, IL 62234



4,600 SF OFFICE/WAREHOUSE

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

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com

PACE
PROPERTIES



AREA MAP

1605 Eastport Plaza Dr., Collinsville, IL 62234

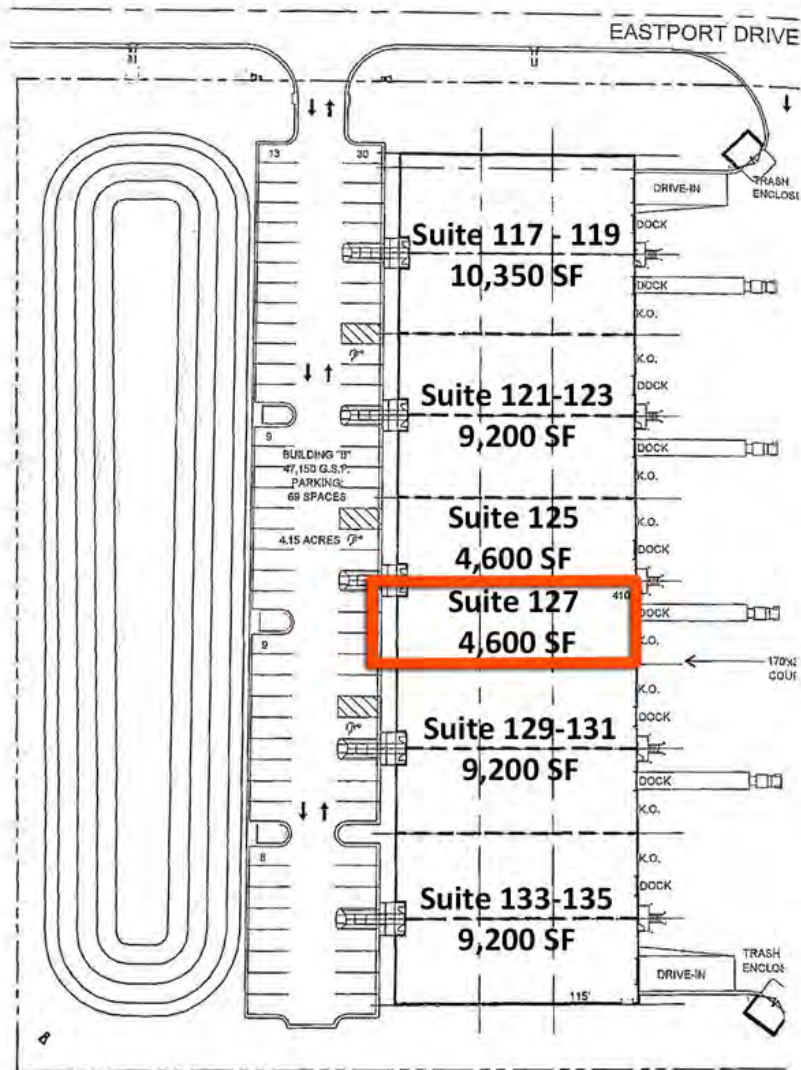


LOCATION OVERVIEW

Located in the Eastport Plaza Industrial/Business Park. Centrally located in the Metro-East Market where Interstates I-255, I-55, I-64 and I-70 converge; making this an ideal logistics location. Convenient access to I-255; Exit 26 (1 mile); Horseshoe Lake Road.

FLOOR PLAN

1605 Eastport Plaza Dr., Collinsville, IL 62234



EASTPORT PLAZA II
1605 EASTPORT PLAZA DR

EASTPORT PLAZA II

4,580 SF OFFICE/WARHOUSE



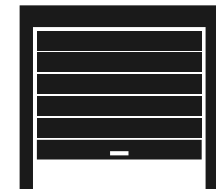
3,680 SF
WAREHOUSE



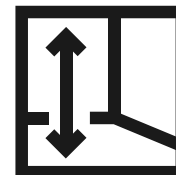
900 SF
OFFICE



(1) 10' X 10'
DOCK DOOR



(1) 10' X 14'
DRIVE-IN DOOR



18' - 24'
CLEAR HEIGHT

*Not to scale

INDUSTRIAL PROPERTY SUMMARY

#298

1605 Eastport Plaza Dr., Collinsville, IL 62234

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$8.00/SF
Lease Type: NNN
Net Charges: \$2.20/SF
Lease Terms: 36 MO

SQUARE FOOT INFO:

Building Total: 45,000 SF
Total Available: 4,600 SF
Direct Lease: 4,600 SF
Office: 900 SF
Warehouse: 3,680 SF
Min Divisible: 4,600 SF
Max Divisible: 4,600 SF

PROPERTY INFORMATION:

Parcel No: 12-2-21-30-08-202-002
County: Madison
Zoning: BP-3
Industrial Park: Eastport Plaza
Prior Use: Office/Warehouse
Property Tax:
Tax Year:

PARKING:

Parking Ratio: 3/1000 SF
Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2008
Rehab Year:
Clearance Min: 18'
Clearance Max: 24'
Bay Spacing:
Style: Tilt-up
Roof Type & Age: Flat
Exterior: Concrete
Floors: 1
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heating: Warehouse
Cooling: Office
Insulated: Yes
Sprinklers/Type: Wet
Skylights: No
Floor Drains: No
Ventilation: No
Compressed Air: No
Lighting: Fluorescent
Men's Restroom: Yes
Women's Restroom: Yes
Shower: No

ACCESS POINTS:

Truck Dock: (1) 10'x10'
Dock Levelers: Yes
Drive-In Doors: (1) 10'x14'

UTILITY INFORMATION:

Water Provider: Collinsville
Size & Location: 10" Main/On Site
Sewer Provider: Collinsville
Size & Location: 10" Main/On Site
Gas Provider: Ameren IL
Size & Location: On Site
Electric Provider: Ameren IL
Size & Location: On Site
AMPS: 200
Phase: 3 Phase
High Volts: 480
Low Volts: 120

TRANSPORTATION:

Interstate: I-255 (Less than 1 Mile)
I-55/70 (1 Mile)
Airport: Lambert St. Louis
St. Louis MidAmerica

INDUSTRIAL PROPERTY SUMMARY

1605 Eastport Plaza Dr., Collinsville, IL 62234



COMMENTS:

Eastport Plaza II - Suite 127 - 4,600 SF
Available December 2023



Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com