

**FOR LEASE**

9 Gateway Dr.  
Collinsville, IL 62234

2,986 SF



**OFFICE/RETAIL SPACE**

**BARBERMURPHY**

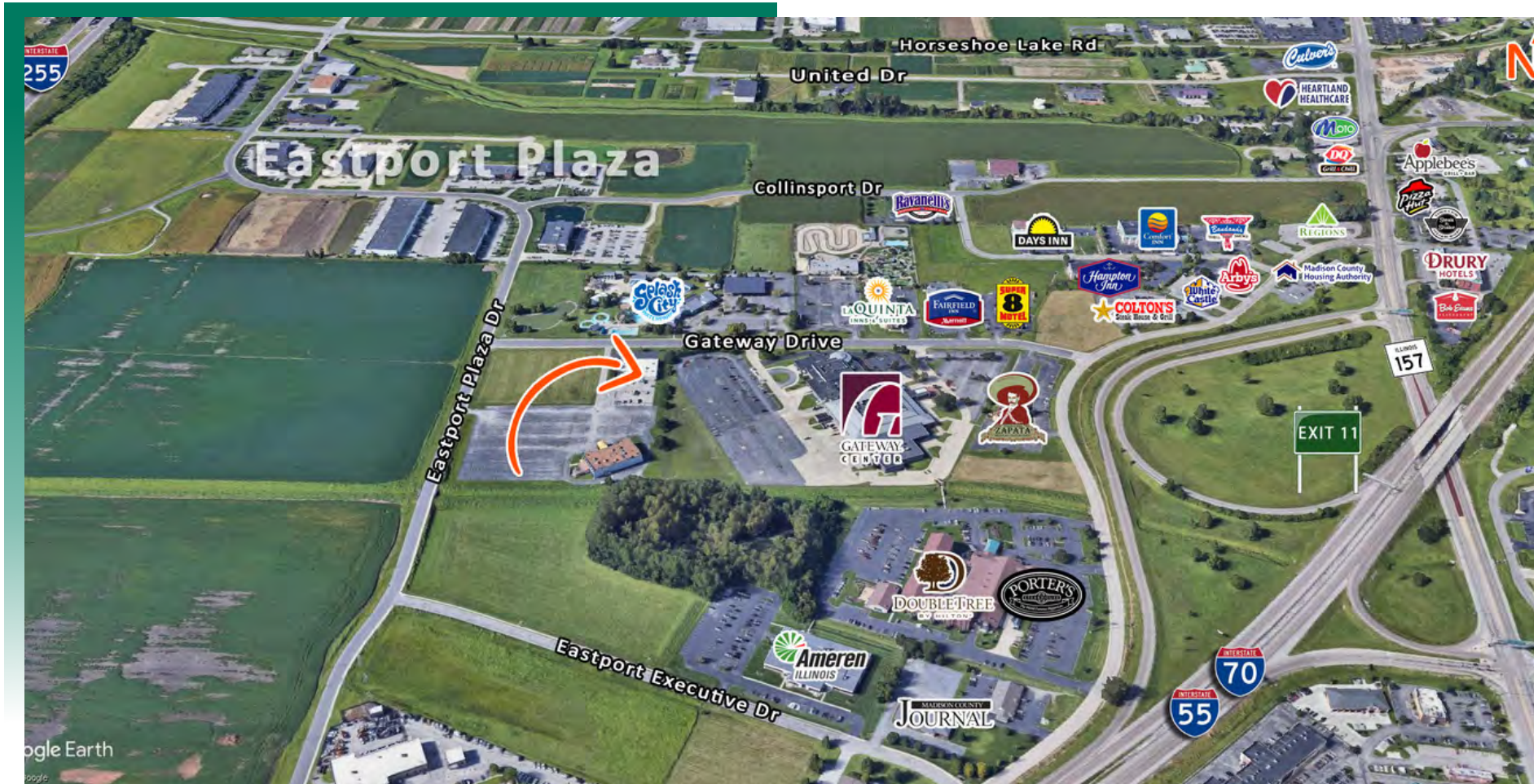
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

9 Gateway Dr. Collinsville, IL 62234



## LOCATION OVERVIEW

Located 1 Mile off I-55/70 (Exit 11). Only 10 minutes from Downtown St. Louis. Adjacent to Gateway Convention Center.



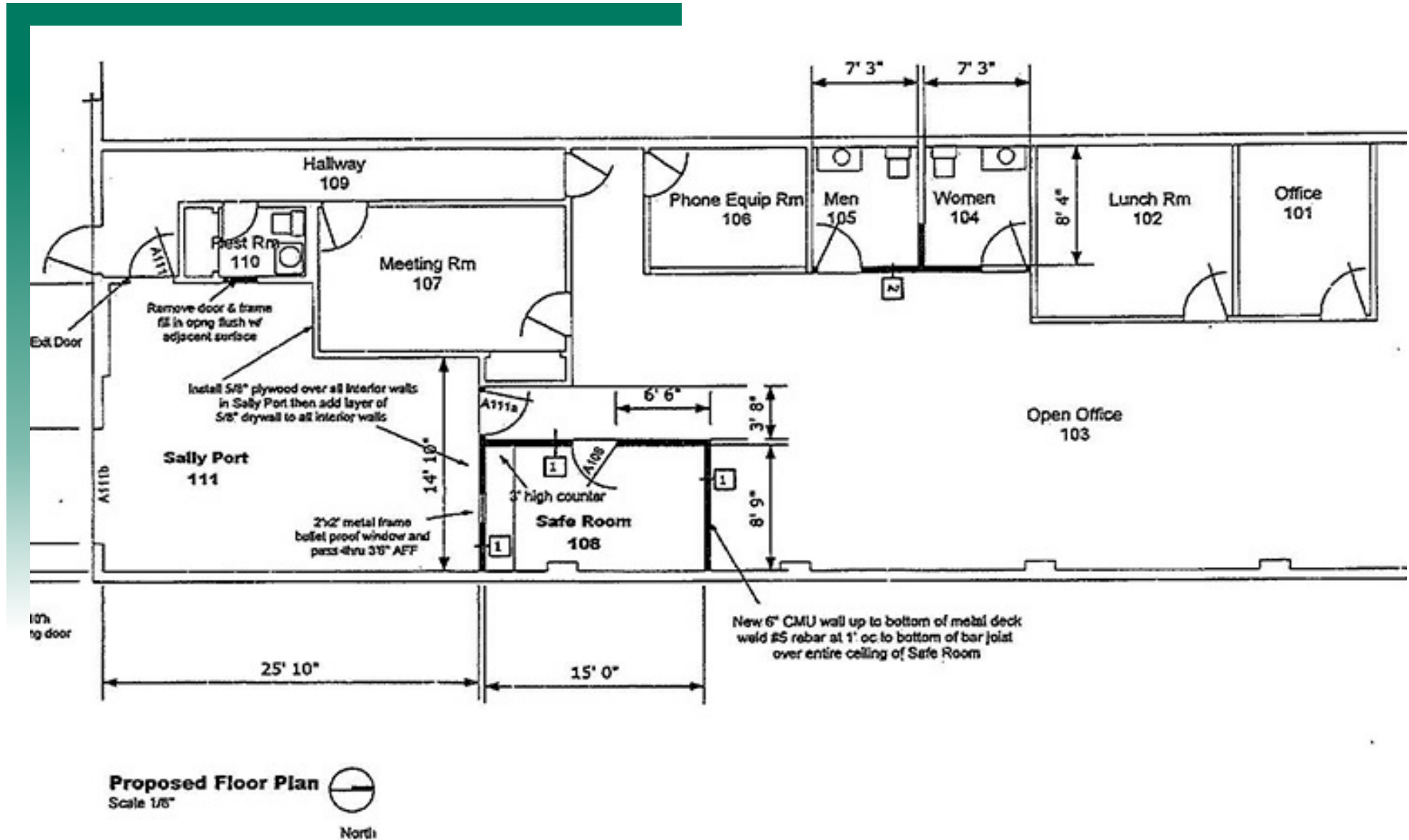
I-55/70

**EXIT**

EXIT 11

# FLOOR PLAN

9 Gateway Dr. Collinsville, IL 62234



\*Not to scale

# OFFICE PROPERTY SUMMARY

#1197

9 Gateway Dr. Collinsville, IL 62234

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$2,900/Mo  
Lease Type: Gross

## SQUARE FOOT INFO:

Building Total: 11,760 SF  
Total Available: 2,986 SF  
Direct Lease: 2,986 SF  
Sublease: 0 SF  
Office: 2,986 SF  
Min Divisible: 2,986 SF  
Max Divisible: 2,986 SF

## STRUCTURAL DATA:

Year Built: 1989  
Exterior: Dryvit w/ Stone Accent  
Floors: 1

## COMMENTS:

Space consists of: Large Open Office Area, Private Office, Meeting Room, Equipment Room, Break Room, Safe Room and Male/Female Restrooms

## PROPERTY INFORMATION:

Parcel No: 13-2-21-29-00-000-017  
County: Madison  
Zoning: HP-1  
Zoning By: Collinsville  
Parking: 32  
Surface Type: Asphalt  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: \$25,582  
Tax Year: 2022

## LAND MEASUREMENTS:

Acres: 1.28 AC  
Frontage: 180 FT  
Depth: 309 FT



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