

**FOR LEASE**

409 Beltline Rd.  
Collinsville, IL  
62234

**Suite 130  
1,000 SF**

**Suite 110  
1,000 SF**



**OFFICE SUITES AVAILABLE**

**BARBERMURPHY**

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

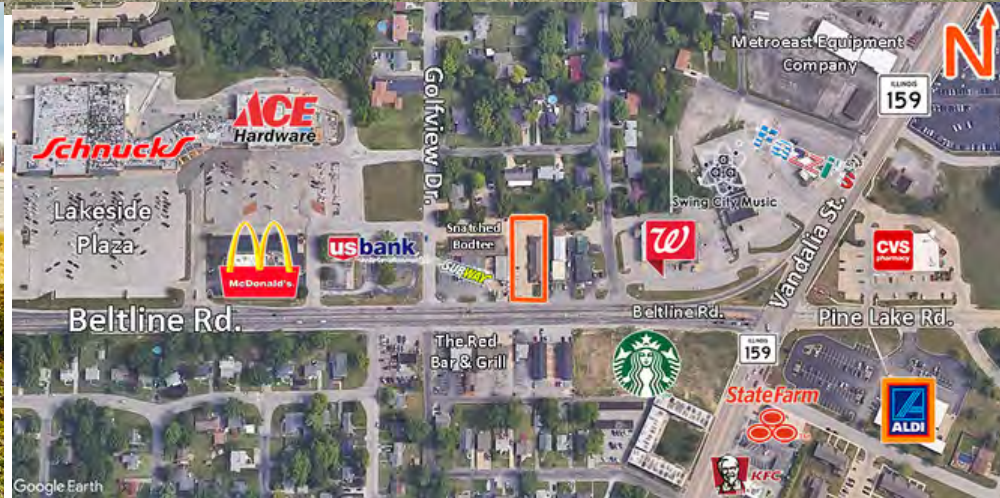
**Collin Fischer - CCIM**  
Principal  
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collinf@barbermurphy.com





## Office Suites For Lease

- Multiple Private Offices w/ Kitchenette
- Convenient access from Beltline Rd.
- Signage available on Beltline Rd.



## PROPERTY HIGHLIGHTS



Private Offices



Signage



Zoning:  
B-4



Tax Increment  
Financing



Kitchenette

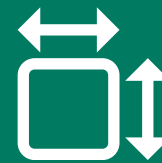
# AREA MAP

409 Beltline Rd. Collinsville, IL 62234

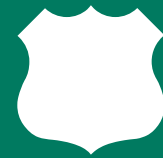


## LOCATION OVERVIEW

Excellent location situated near many retailers, and restaurants. Convenient access from Beltline Rd.



Frontage: 92.5'  
Depth: 200'



IL Route  
159

# OFFICE PROPERTY SUMMARY

409 Beltline Rd. Collinsville, IL 62234

#2879

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$800-1,000/MO  
Lease Type: Gross  
Net Charges: -  
Cam Charges: -  
Lease Terms: -

## SQUARE FOOT INFO:

Building Total: 3,286 SF  
Total Available: 2,000 SF  
Direct Lease: 2,000 SF  
Sublease: 0 SF  
Office: 2,000 SF  
Min Divisible: 1,000 SF  
Max Contiguous: 1,000 SF

## LAND MEASUREMENTS:

Acres: 0.43 AC  
Frontage: 92.5 FT  
Depth: 200 FT

## PROPERTY INFORMATION:

Parcel No: 13-2-21-22-15-401-023  
County: Madison  
Zoning: B-4  
Prior Use: -  
Subdivision: Wentzel  
Parking: 25  
Traffic Count: 14,000  
TIF: YES  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: \$6,406  
Tax Year: 2022

## STRUCTURAL DATA:

Year Built: 1995  
Rehab Year: 1995  
Building Class: -  
Clearance Min: -  
Clearance Max: -  
Roof: -  
Exterior: -  
Floors: 1  
Signage: YES



## TRANSPORTATION:

Interstate: I-55/70  
Rail:  
Barge:  
Airport:

## COMMENTS:

Multiple private offices w/ Kitchenette  
Signage available on Beltline Rd.



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