

FOR LEASE

1401 S State Route 157
Collinsville, IL 62234



2,200 SF OFFICE/WAREHOUSE SPACE

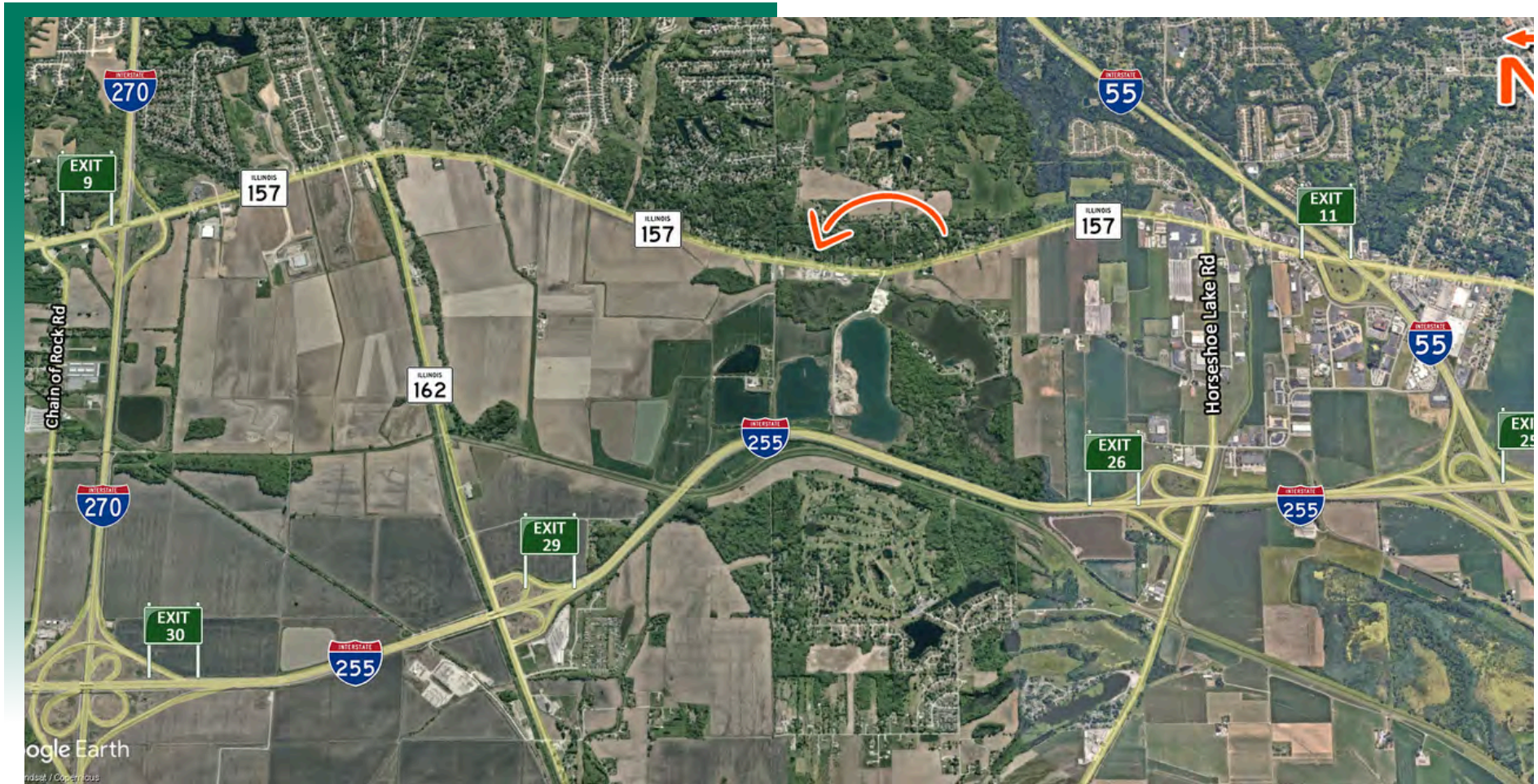
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

1401 S State Route 157, Collinsville, IL 62234



LOCATION OVERVIEW

Located on IL Route 157 (N Bluff Rd.) situated just few miles from I-55/70 and I-255 and 3 miles to I-270. Internet is included and provided by an on-site tower.

PROPERTY PHOTOS

1401 S State Route 157, Collinsville, IL 62234

EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INDUSTRIAL PROPERTY SUMMARY

1401 SOUTH STATE ROUTE 157

LISTING # 2938

LOCATION DETAILS:

Parcel #: 13-2-21-17-00-000-053
County: IL - Madison
Zoning: CG

PROPERTY OVERVIEW:

Building SF: 4,800
Vacant SF: 2,200
Warehouse SF: 2,200
Min Divisible SF: 2,200
Max Contig SF: 2,200
Lot Size: 1.40 Acres
Frontage: 178
Depth: 339
Parking Spaces: 7
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1977
Renovated: 2024
Clear Ht Max: 10'
Bay Spacing: N/A
Construction Type: Metal
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Forced Air
AC: Forced Air
Lighting: Fluorescent
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: None
Dock Levelers: N/A
Dock Leveler Capacity: N/A
Drive In Doors: 1
Drive In Door Size: 9 X 8

TRANSPORATION:

Interstate Access: I-255, I-55/70 and I-270



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INDUSTRIAL PROPERTY SUMMARY PG 2

1401 SOUTH STATE ROUTE 157

UTILITY INFO:

Water Provider:	Collinsville
Water Location:	On Site
Sewer Provider:	Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Amps:	200
Phase:	2



TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

SALE/LEASE INFORMATION:

Lease Rate:	\$10.00 / SF
Lease Type:	NNN
NNN Expenses:	\$4.25

FINANCIAL INFORMATION:

Taxes:	\$2,953.00
Tax Year:	2023

PROPERTY DESCRIPTION:

2,200 SF Open Warehouse/Office space with Bathroom and 7 parking spaces. Front 9 X 8 Garage door access.