



FOR SALE

105 Commerce Center Dr.
Collinsville, IL 62234



4.86 ACRE SITE FOR SALE OR BUILD TO SUIT

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

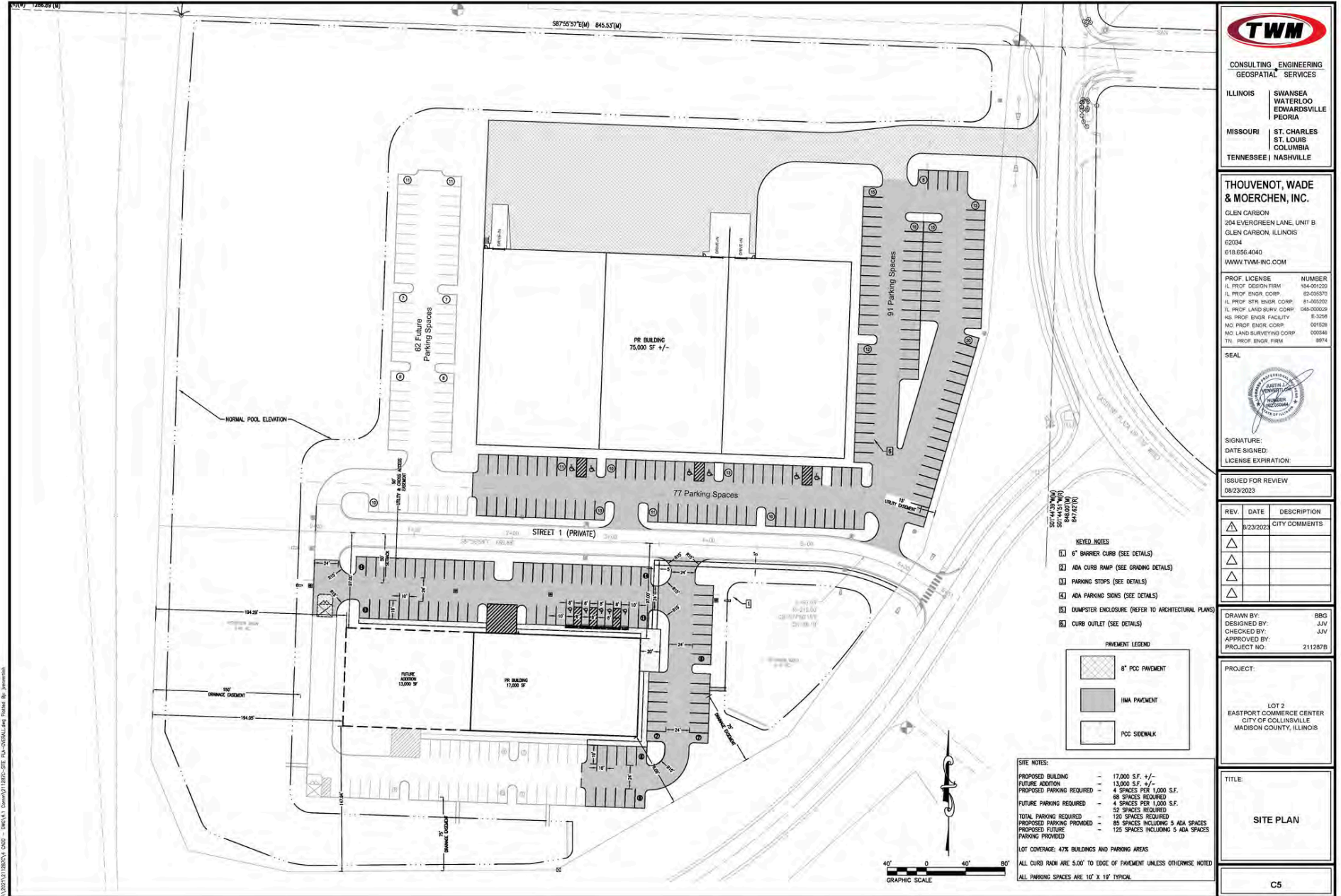
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SURVEY

105 Commerce Center Dr., Collinsville, IL



TWM
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 & MOERCHEN, INC.**

GLEN CARBON
 204 EVERGREEN LANE, UNIT B
 GLEN CARBON, ILLINOIS
 62034
 618.656.4040
 WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL PROF DESIGN FIRM	184-091220
IL PROF ENGR CORP	02-03370
IL PROF STR ENGR CORP	81-00202
IL PROF LAND SURVY CORP	048-000029
KS PROF ENGR FACILITY	8-3208
MO PROF ENGR CORP	001528
MO LAND SURVEYING CORP	003346
TN PROF ENGR FIRM	8974



SIGNATURE:
 DATE SIGNED:
 LICENSE EXPIRATION:

ISSUED FOR REVIEW
 08/23/2023

REV	DATE	DESCRIPTION
1	8/23/2023	CITY COMMENTS

DRAWN BY: BBG
 DESIGNED BY: JLV
 CHECKED BY: JLV
 APPROVED BY:
 PROJECT NO: 211287B

PROJECT:
 LOT 2
 EASTPORT COMMERCE CENTER
 CITY OF COLLINSVILLE
 MADISON COUNTY, ILLINOIS

TITLE:
SITE PLAN

C5

507'41.35'(N)
 507'41.35'(N)
 847'52'(E)

- KEYED NOTES**
- 1 6" BARRIER CURB (SEE DETAILS)
 - 2 ADA CURB RAMP (SEE GRADING DETAILS)
 - 3 PARKING STOPS (SEE DETAILS)
 - 4 ADA PARKING SIGNS (SEE DETAILS)
 - 5 DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
 - 6 CURB OUTLET (SEE DETAILS)

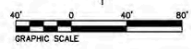
PAVEMENT LEGEND

- 8" PCC PAVEMENT
- HMA PAVEMENT
- PCC SIDEWALK

SITE NOTES:

PROPOSED BUILDING	-	17,000 S.F. +/-
FUTURE ADDITION	-	13,000 S.F. +/-
PROPOSED PARKING REQUIRED	-	4 SPACES PER 1,000 S.F.
FUTURE PARKING REQUIRED	-	68 SPACES REQUIRED
TOTAL PARKING REQUIRED	-	4 SPACES PER 1,000 S.F.
PROPOSED PARKING PROVIDED	-	52 SPACES REQUIRED
FUTURE PARKING PROVIDED	-	100 SPACES REQUIRED
TOTAL PARKING PROVIDED	-	85 SPACES INCLUDING 5 ADA SPACES
PROPOSED FUTURE PARKING PROVIDED	-	125 SPACES INCLUDING 5 ADA SPACES

LOT COVERAGE: 47% BUILDINGS AND PARKING AREAS
 ALL CURB RAMP ARE 5.00' TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
 ALL PARKING SPACES ARE 10' X 19' TYPICAL



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AREA MAP

105 Commerce Center Dr., Collinsville, IL



LOCATION OVERVIEW

Located in the Eastport Plaza Industrial/Business Park. Eastport is a rapidly growing light Industrial area. Situated in the most centralized area in the Metro-East Market where Interstates I-255, I-55/70 and I-64 make this an ideal logistical location. 15 miles from downtown St. Louis.

 I-255/I-55/70 I-64	 Frontage: 375' Depth: 807'
 TIF DISTRICT	 ENTERPRISE ZONE

LAND PROPERTY SUMMARY

105 COMMERCE CENTER COLLINSVILLE, IL, USA

LISTING # 2999

LOCATION DETAILS:

Parcel #: 13-2-21-30-00-000-025
County: IL - Madison
Zoning: BP-3

PROPERTY OVERVIEW:

Lot Size: 4.86 Acres
Min Divisible Acres: 4.86 Acres
Max Contig Acres: 4.86 Acres
Frontage: 375'
Depth: 807'
Land Status: -
Topography: Flat
Archeological: Yes
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-255, I-55/70, I-64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: -
Taxes: \$506.00
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$850,500
Price / Acre: \$175,000
\$/SF (Land): \$4.02

UTILITY INFO:

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

PROPERTY DESCRIPTION:

This is a 4.86 acre out lot located in Eastport Commerce Center. All utilities are on site. Storm water detention & access road off of Commerce Center Drive in place. This property is tax abated on a graduated scale.