

EASTPORT PLAZA

15,740 SF OFFICE/WAREHOUSE SPACE

FOR LEASE

1607 Eastport Plaza
Collinsville, IL 62234



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

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

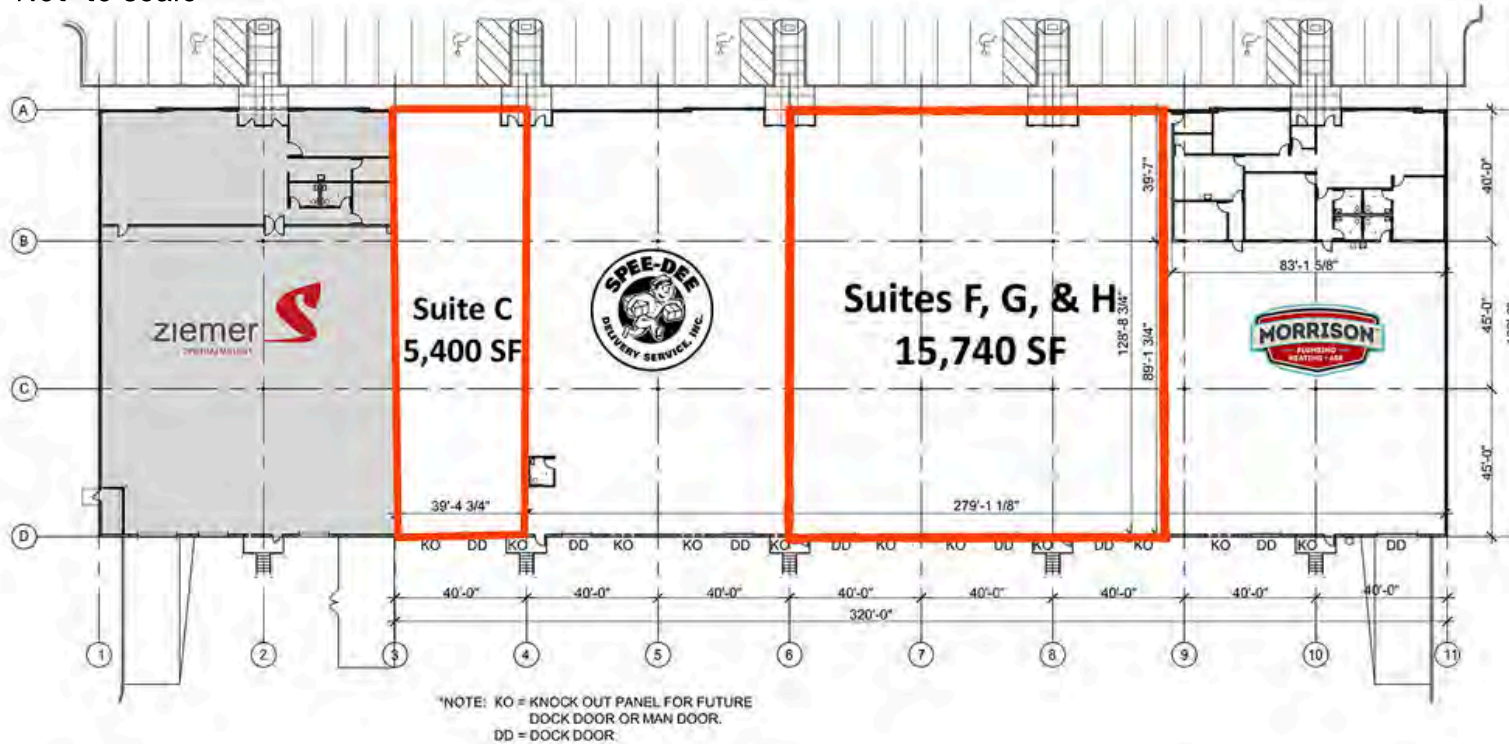
Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



FLOOR PLAN / SPACE DETAILS

1607 Eastport Plaza Dr., Collinsville, IL 62234

*Not to scale



(3) 8'X10'
DOCK DOORS



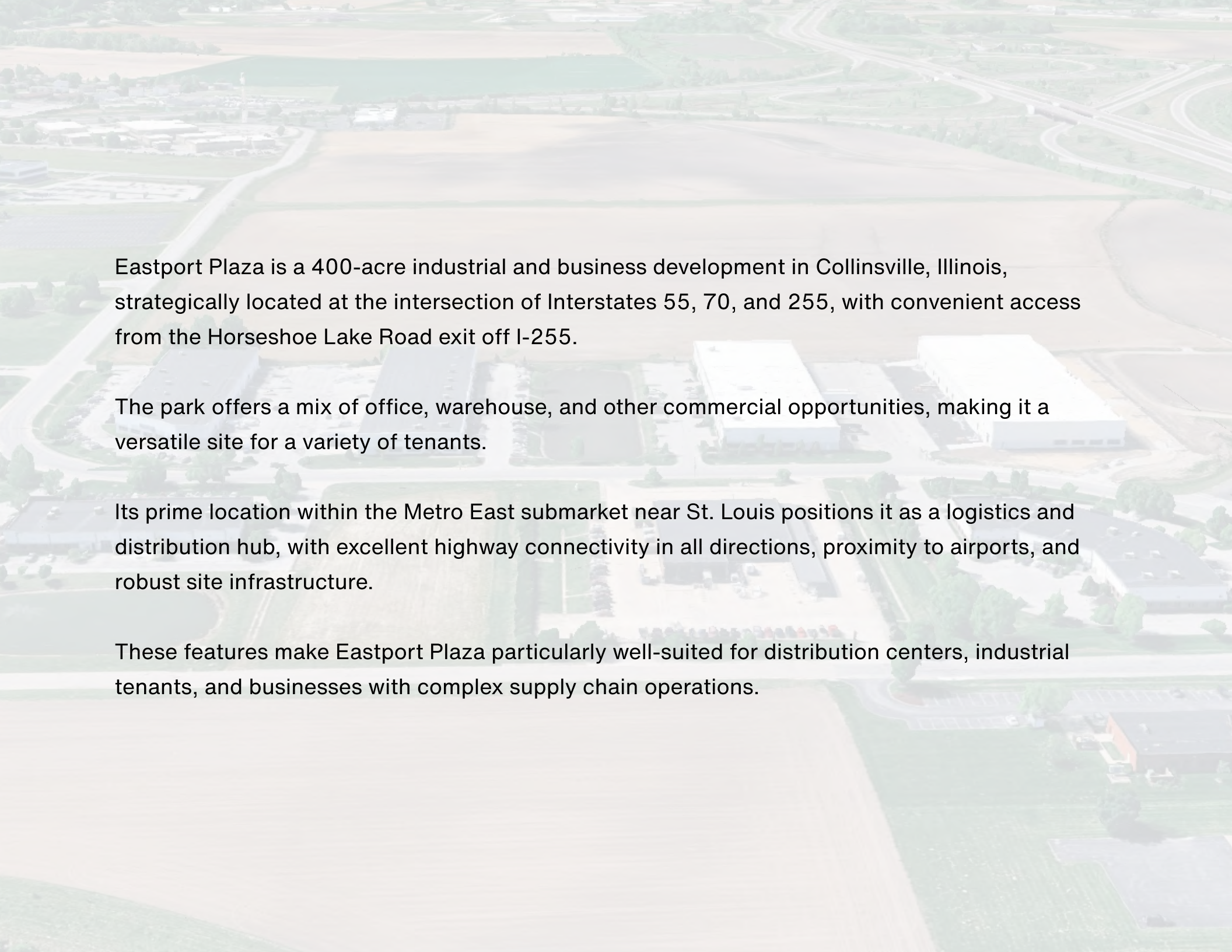
20'
CLEAR HEIGHT

SUITES F - H - 15,740 SF

15,740 SF of warehouse space with (3) 8'x10' dock doors and 20' warehouse clear height, fully sprinkled. Office options allow tenants to customize to their needs. Landlord to entertain TIA for office buildout.

ADDITIONAL SPACE AVAILABLE:

Suite C - 5,400 SF available for lease.



Eastport Plaza is a 400-acre industrial and business development in Collinsville, Illinois, strategically located at the intersection of Interstates 55, 70, and 255, with convenient access from the Horseshoe Lake Road exit off I-255.

The park offers a mix of office, warehouse, and other commercial opportunities, making it a versatile site for a variety of tenants.

Its prime location within the Metro East submarket near St. Louis positions it as a logistics and distribution hub, with excellent highway connectivity in all directions, proximity to airports, and robust site infrastructure.

These features make Eastport Plaza particularly well-suited for distribution centers, industrial tenants, and businesses with complex supply chain operations.

AREA MAP

1607 Eastport Plaza Dr., Collinsville, IL 62234



LOCATION OVERVIEW

Centrally located in Collinsville's Eastport Plaza Industrial/Business Park with excellent access to I-255 (exit 26) and I-55/70 (exit 11) and only 15 miles from downtown St. Louis.

INDUSTRIAL PROPERTY SUMMARY

1607 EASTPORT PLAZA

LISTING # 3001

LOCATION DETAILS:

Parcel #: 13-2-21-30-08-202-003
County: IL - Madison
Zoning: BD-3 - Collinsville
Complex: Eastport Plaza

PROPERTY OVERVIEW:

Building SF: 53,300
Usable Sqft: 15,740
Warehouse SF: 15,740
Lot Size: 4.15 Acres
Parking Spaces: 32
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2015
Renovated: 2019
Clear Ht Min: 20
Clear Ht Max: 20
Construction Type: Tilt-up Concrete, Concrete
Roof: Membrane-Flat
Floor Type: Reinforced Concrete

FACILITY INFORMATION:

Heat: Throughout
AC: Office
Lighting: Fluorescent
Sprinklers: Yes
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 3
Dock Doors: 8' x 10'
Dock Levelers: Yes
Dock Leveler Capacity: Unknown

TRANSPORATION:

Interstate Access: 1 mile to I-255, 55 & 70
Airport Access: 25 Miles to Lambert & 10 miles to St. Louis Downtown

INDUSTRIAL PROPERTY SUMMARY PG 2

1607 EASTPORT PLAZA

UTILITY INFO:

Water Provider:	City of Collinsville
Water Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	200
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$1.48
Tax Year:	2024



SALE/LEASE INFORMATION:

Lease Rate:	\$10.00
Lease Type:	NNN
NNN Expenses:	\$3.16

PROPERTY DESCRIPTION:

53,300 SF multi-tenant tilt-up concrete office/warehouse building with 15,740 SF for lease.

Space includes (3) 8'x10' dock doors, 20' warehouse clear height, & fully sprinkled. May divide. The available space is currently configured as warehouse only and does not include existing office space, allowing tenants to customize the layout to meet their operational needs. Office buildout is required, and the landlord is willing to entertain a tenant improvement allowance for qualified tenants to assist with the construction of office space. The space is well-suited for users seeking functional warehouse space with the ability to create a customized office environment.