

NOW LEASING - 1st QUARTER 2026

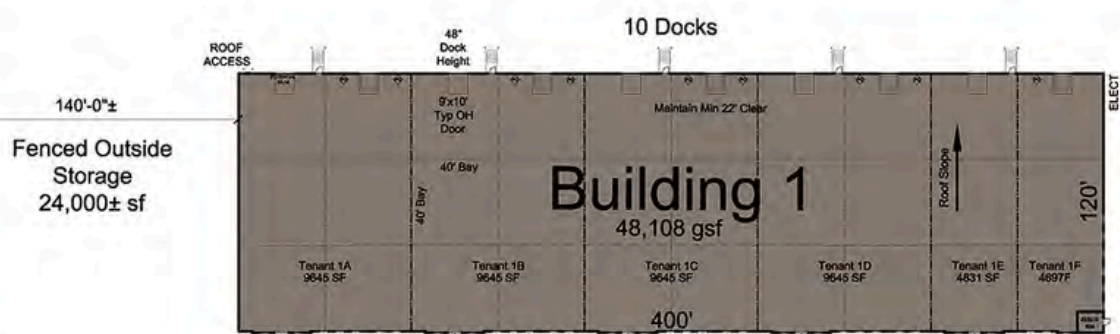
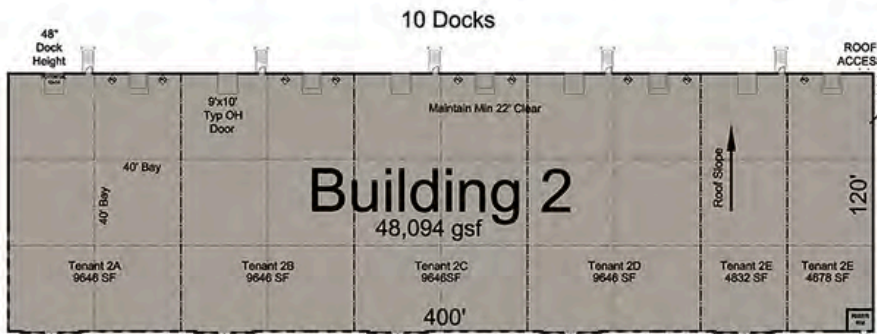
(2) 48,000 SF SERVICE CENTER/WAREHOUSE BUILDINGS

1001 & 1003 McDonough Lake Rd., Collinsville, IL 62234



Truck Court

Truck Court



140'-0"±
Fenced Outside
Storage
24,000± sf

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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PROPERTY SUMMARY

(2) 48,000 SF Warehouse/Service Center Building for Lease. Standard bay size 9,600 SF or larger; divisible to 4,600+ SF. Located near the McDonough Lake Rd./Horseshoe Lake Dr. Intersection just off I-255 (exit 26)

- 40'x40' Column Grid
- 22' clear height to bottom of the Bar Joists
- LED Warehouse lighting with 30 FC @ 30" AFF
- (2) 9'W x 10'H Dock Doors - (1) with a 6'x6' Dock Leveler and Shroud, (1) with Bumpers (per bay)
- Additional OH door knockout available
- Fully Sprinklered
- 3 phase 4-wire/200 amp/277-480V electric service, (1) 30 KVA step down transformer to 100-amp MCB 120/208 panel
- 10% Office Finish Allowance @\$42/SF
- Outside storage with secure access control and surveillance available at additional cost



(10) 9'X10'
DOCK DOORS PER BLDG



24' CLEAR HEIGHT



3 PHASE 4-WIRE
200 AMP
277/480 VOLT



FULLY
SPRINKLERED



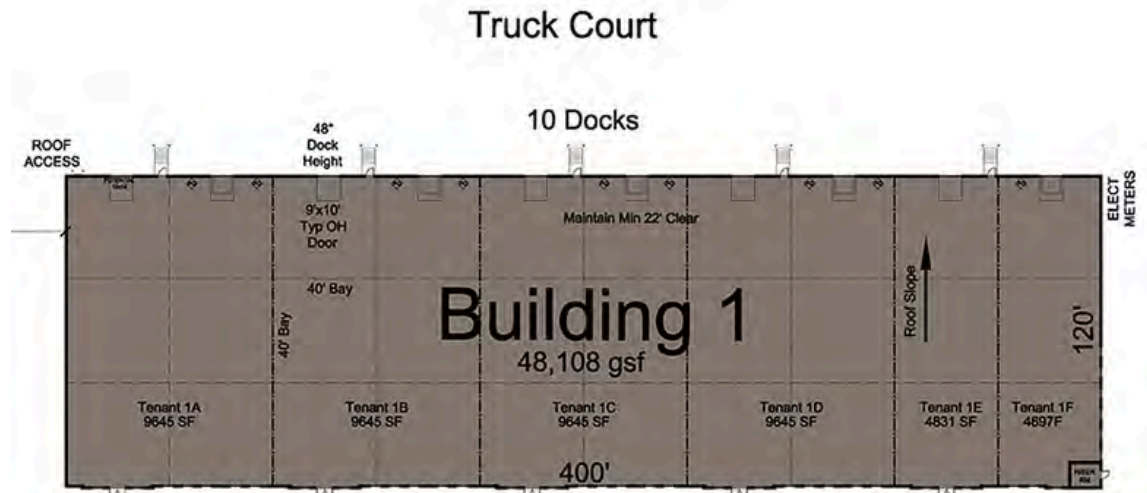
LED
LIGHTING

PROPOSED FLOOR PLAN

1001-1003 McDonough Lake Rd., Collinsville, IL

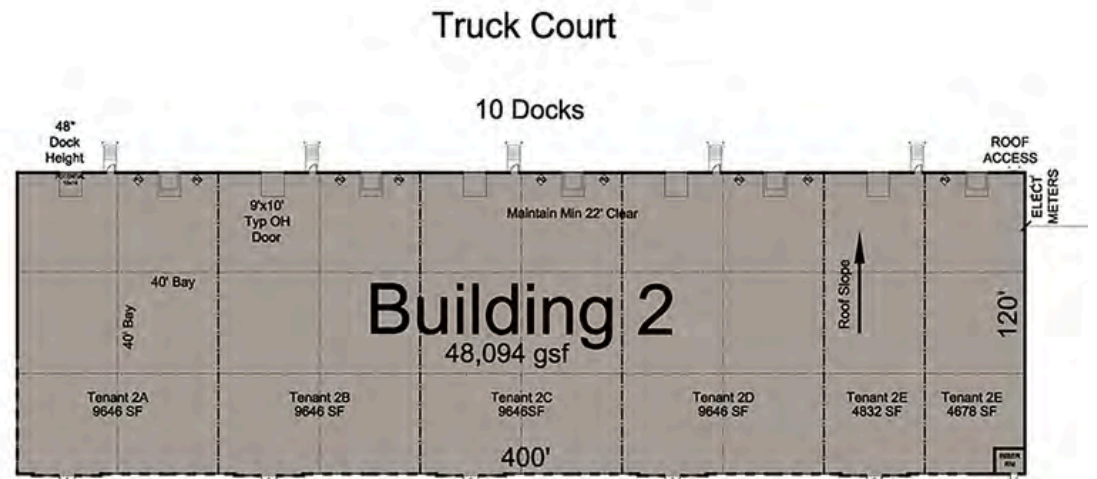
BUILDING 1 SQUARE FOOTAGE SUMMARY

Space	GSF	Load Factor	RSF
1A	9,619 sf	1.0027	9,645 rsf
1B	9,619 sf	1.0027	9,645 rsf
1C	9,619 sf	1.0027	9,645 rsf
1D	9,619 sf	1.0027	9,645 rsf
1E	4,818 sf	1.0027	4,831 rsf
1F	4,684 sf	1.0027	4,697 rsf



BUILDING 2 SQUARE FOOTAGE SUMMARY

Space	GSF	Load Factor	RSF
2A	9,619 sf	1.0028	9,646 rsf
2B	9,619 sf	1.0028	9,646 rsf
2C	9,619 sf	1.0028	9,646 rsf
2D	9,619 sf	1.0028	9,646 rsf
2E	4,818 sf	1.0028	4,832 rsf
2F	4,665 sf	1.0028	4,678 rsf



SOUTH ELEVATION

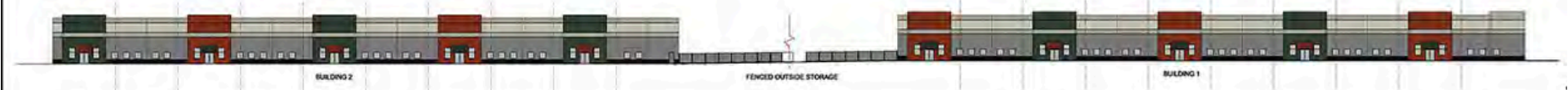
1001-1003 McDonough Lake Rd., Collinsville, IL



Building 1 South Elevation
1/16" = 1'-0"



Building 2 South Elevation
1/16" = 1'-0"

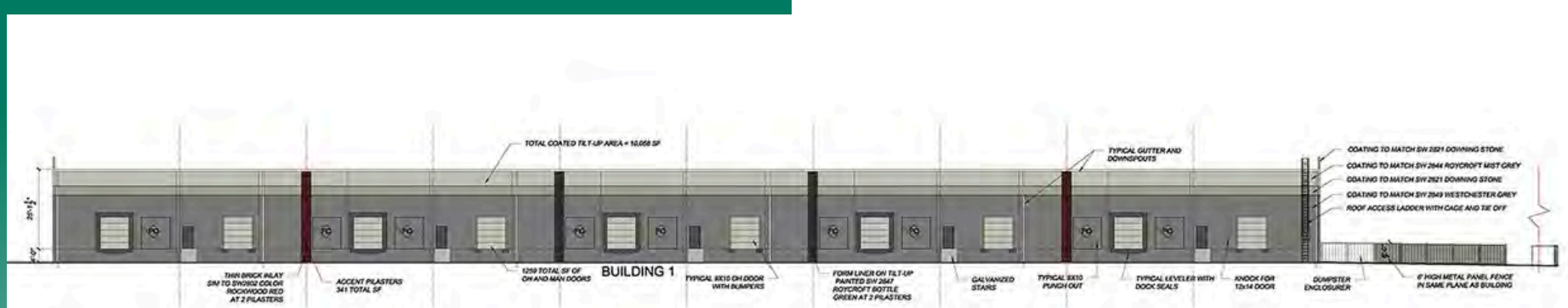


Proposed South Elevations
1/32" = 1'-0"

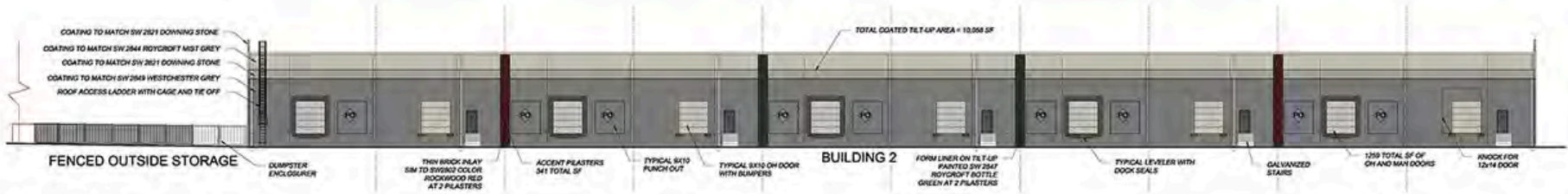
*Not to scale

NORTH ELEVATION

1001-1003 McDonough Lake Rd., Collinsville, IL



Building 1 North Elevation
1/16" = 1'-0"



Building 2 North Elevation
1/16" = 1'-0"

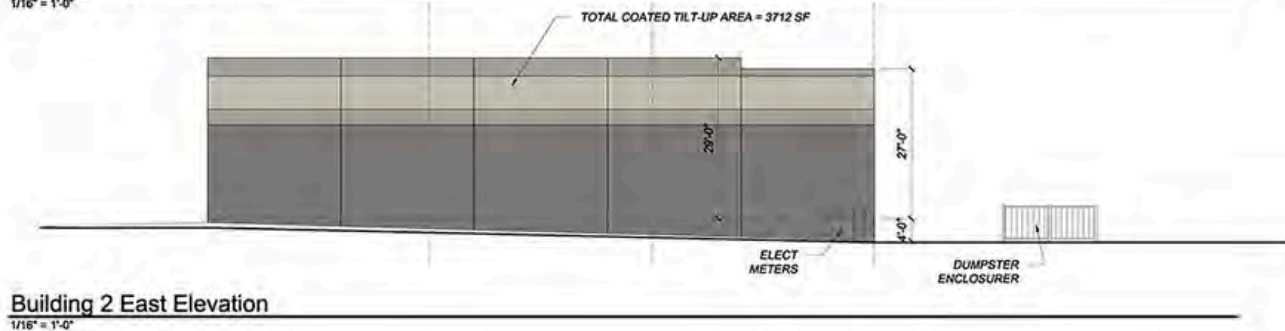
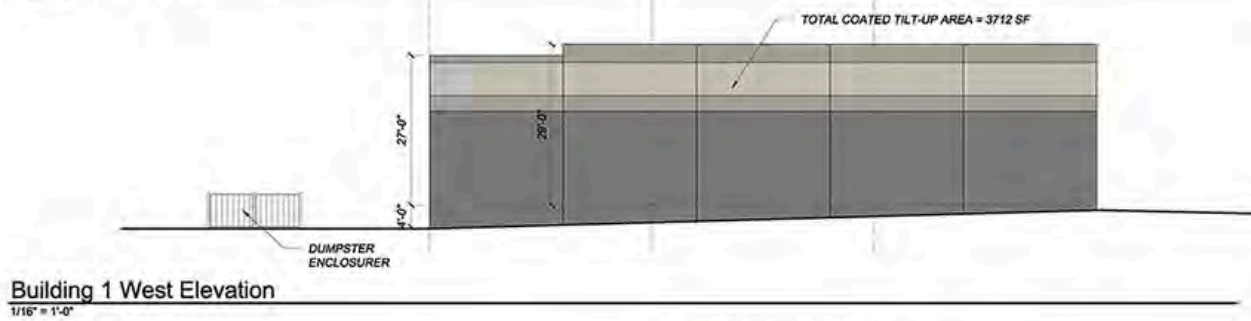
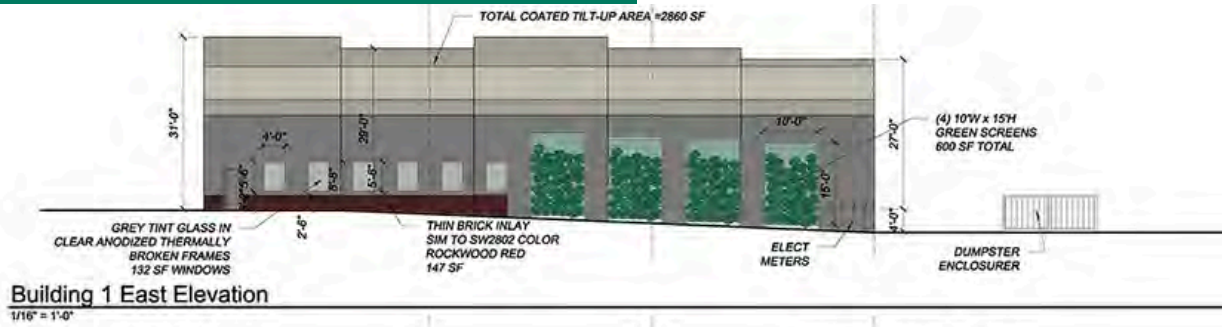


Proposed North Elevations
1/32" = 1'-0"

*Not to scale

EAST ELEVATION

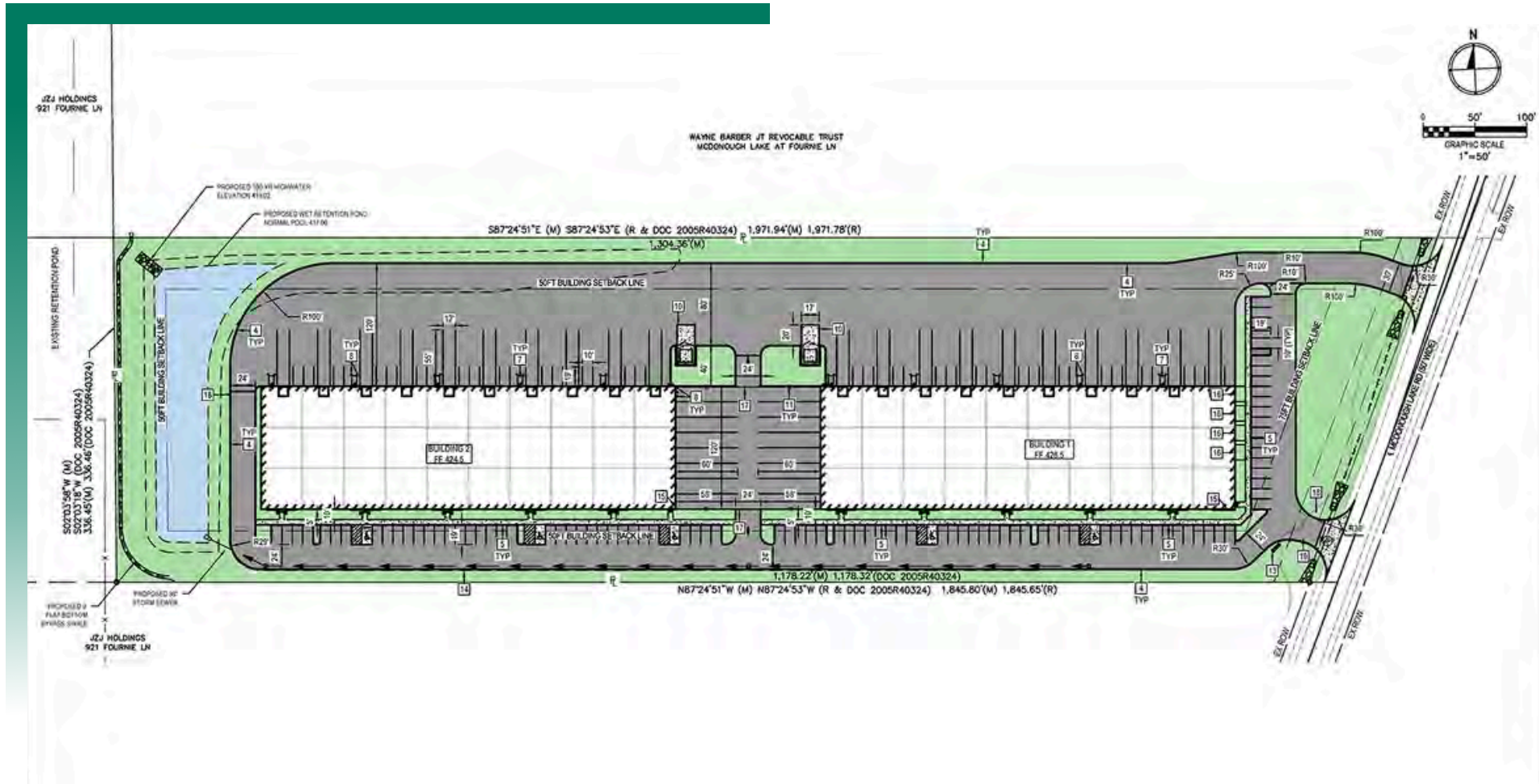
1001-1003 McDonough Lake Rd., Collinsville, IL



*Not to scale

SITE PLAN

1001-1003 McDonough Lake Rd., Collinsville, IL



AREA MAP

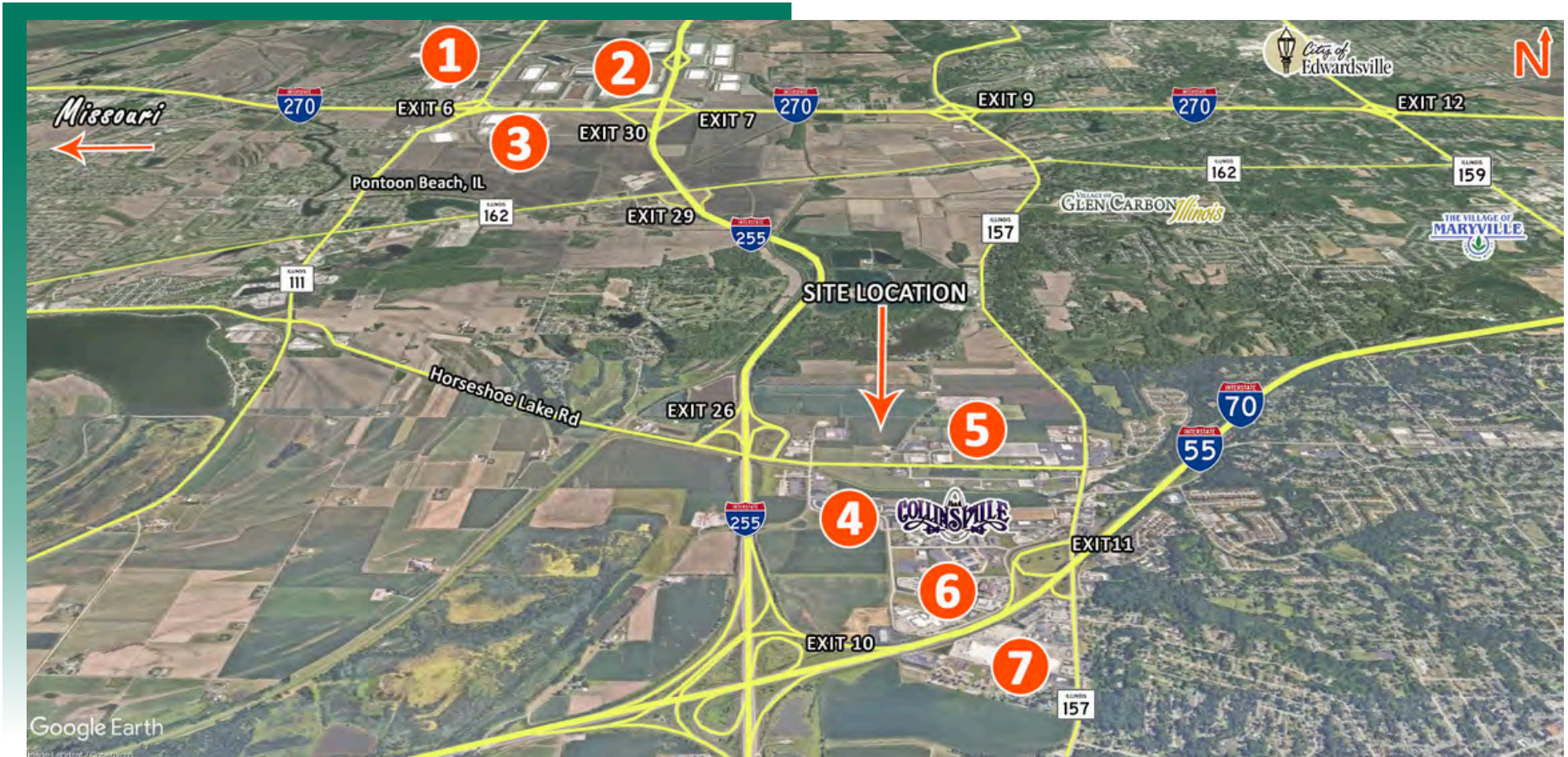
1001-1003 McDonough Lake Rd., Collinsville, IL



LOCATION OVERVIEW

Located near the intersection of Horseshoe Lake Rd. and McDonough Lake Rd., less than 1/2 mile off I-255 (exit 26). 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 location. 15 miles from downtown St. Louis.

AREA OVERVIEW



1 Lakeview Commerce Center

2 **GATEWAY COMMERCE CENTER**



4 Eastport Plaza Park



INDUSTRIAL PROPERTY SUMMARY

1001-1003 MCDONOUGH LAKE ROAD

LISTING # 3050

LOCATION DETAILS:

Parcel #: 13-1-21-19-00-000-008.001; 13-1-21-20-00-000-013.001
County: IL - Madison
Zoning: BP-3

PROPERTY OVERVIEW:

Building SF: 96,000
Office SF: 10% Build-out
Warehouse SF: 90% Build-out
Min Divisible SF: 4,600+ / per bldg
Max Contig SF: 48,000 / per bldg
Lot Size: 9.30 Acres
Parking Spaces: 129
Parking Surface Type: Asphalt
Archeological: Yes
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 2025
Clear Ht Min: 22'
Clear Ht Max: 24'
Bay Spacing: 40'x40'
Construction Type: Tilt Up Panels
Roof: PVC w/R30 Insulation
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Yes
AC: TBD
Lighting: LED
Sprinklers: Yes
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: No
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 10 / per Bldg - 2 / per Bay
Dock Door Size: 9'x10'
Dock Levelers: (1) 6'x6 Leveler and Dock Shroud/BA
Drive In Doors: Knock out available
Drive In Door Size: 12'x14'

TRANSPORATION:

Interstate Access: I-255, I-55/70, I-270, I-64



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INDUSTRIAL PROPERTY SUMMARY PG 2

1001-1003 MCDONOUGH LAKE ROAD

UTILITY INFO:

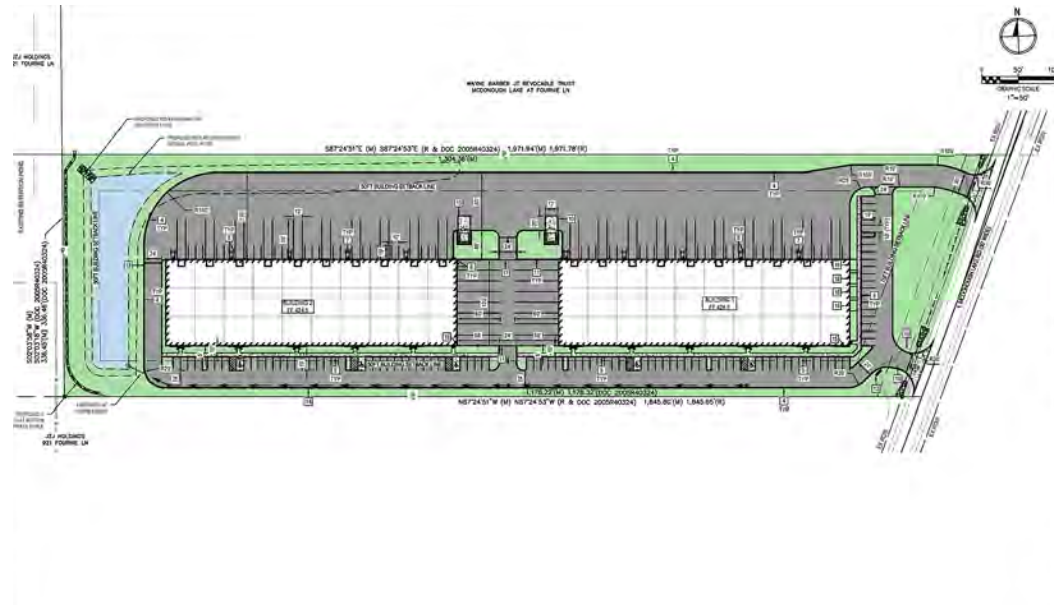
Water Provider:	Collinsville
Water Location:	On Site
Sewer Provider:	Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	SW Electric
Electric Location:	On Site
Voltage Low:	277
Voltage High:	480
Amps:	200
Phase:	3 phase 4-wire

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	Estimated \$1.67/SF
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LEASE INFORMATION:

Lease Rate:	\$10.95/SF
Lease Type:	NNN
NNN Expenses:	TBD

PROPERTY DESCRIPTION:

(2) 48,000 SF Warehouse/Service Buildings. Each building consists of (5) 9,600 SF bays (divisible to 4,600+ SF), (2) 9'x10' dock doors per bay with (1) 6'x6' dock leveler with shroud and bumpers. Additional OH door knockout is available.