

FOR SALE

3000 Eastport Plaza Dr.
Collinsville, IL 62234



15,000 SF WAREHOUSE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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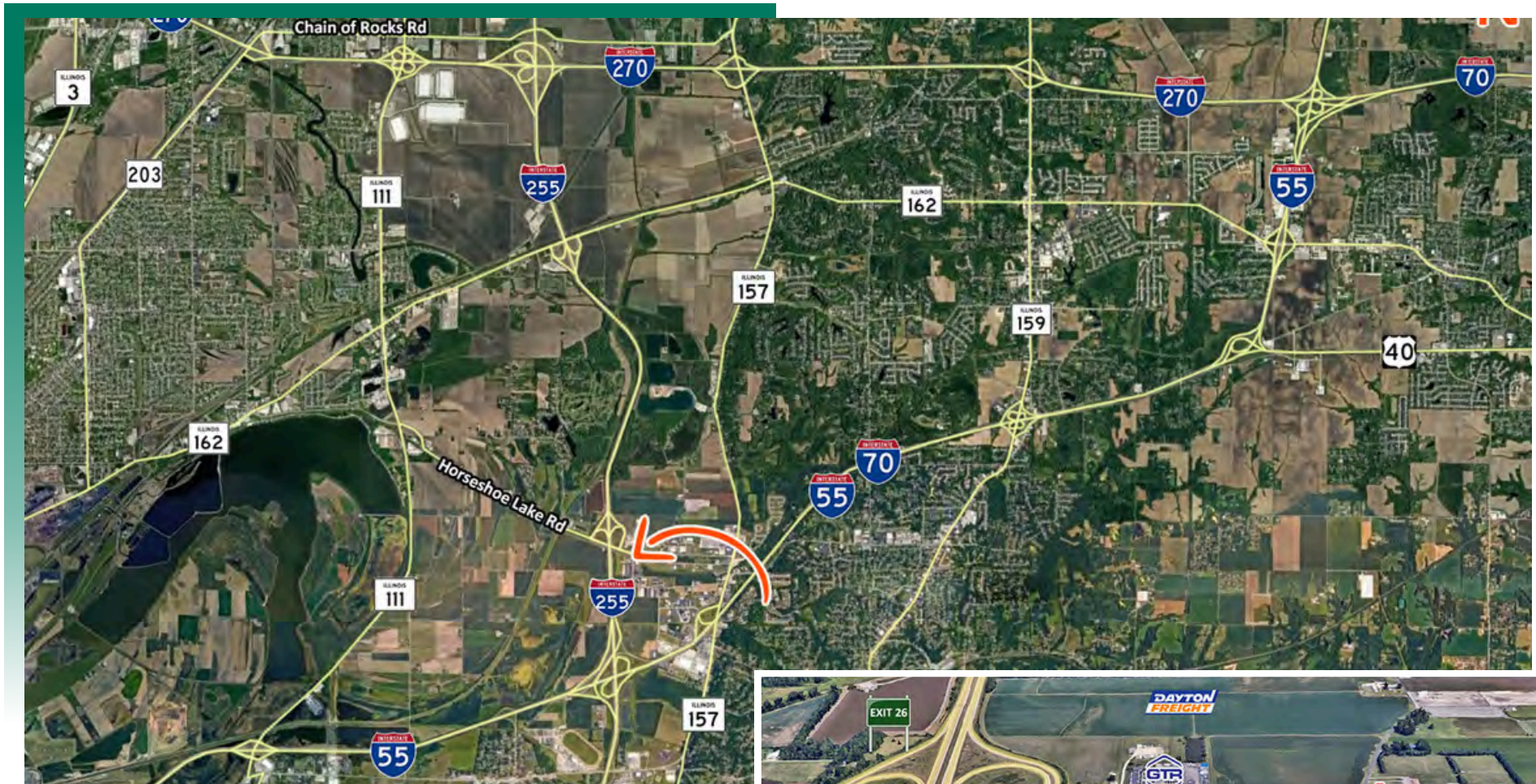
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



LOCATION OVERVIEW

Centrally located in Collinsville's Easport Plaza Business Park with excellent access to I-255, Exit 26 and I-55/70.



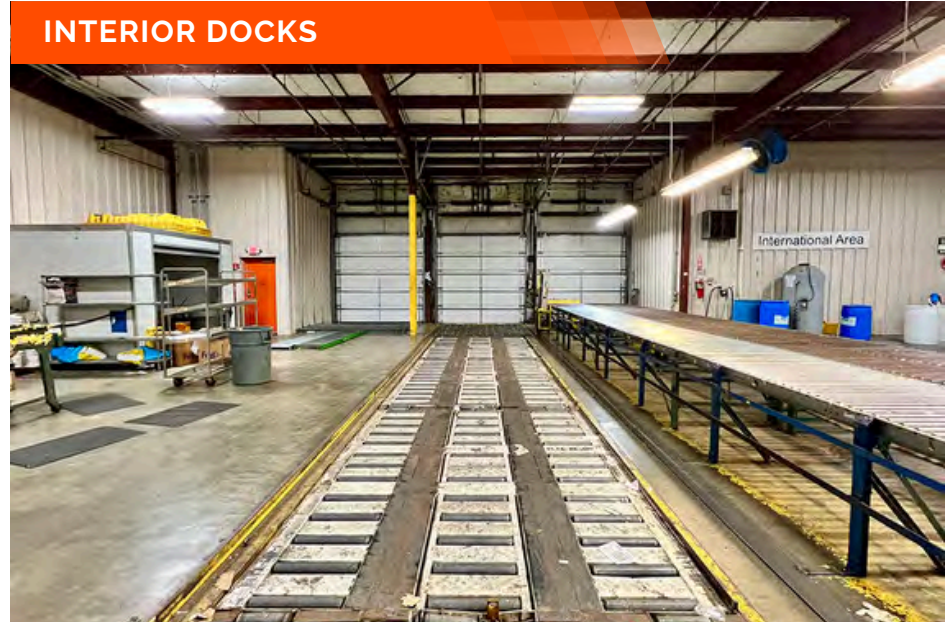
PROPERTY PHOTOS

3000 Eastport Plaza Dr., Collinsville

DOCKS - EXTERIOR IMAGE



INTERIOR DOCKS



WAREHOUSE



RECEIVING BAYS



INDUSTRIAL PROPERTY SUMMARY

3000 EASTPORT PLAZA DR

LISTING

3074

LOCATION DETAILS:

Parcel #: 13-1-21-19-00-000-015.001
County: IL - Madison
Zoning: BP-3 Business Park District
Business Park / Development: Eastport Plaza

PROPERTY OVERVIEW:

Building SF: 15,128
Office SF: 1,760
Warehouse SF: 13,372
Min Divisible SF: 15,128
Max Contig SF: 15,128
Lot Size: 3.29 Acres
Frontage: 391
Depth: 626
Parking Spaces: 50
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1994
Clear Ht Min: 9
Clear Ht Max: 16.6
Construction Type: Exterior - Block, Metal
Roof: Metal
Floor Type: Concrete
Floor Thickness: 5"

FACILITY INFORMATION:

Heat: Office and Warehouse
AC: Office Only
Sprinklers: Wet Pipe System
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

of Dock Doors: 3
Dock Door Size: 10x12
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: 14 x 16

TRANSPORATION:

Interstate Access: I-255

INDUSTRIAL PROPERTY SUMMARY PG 2

3000 EASTPORT PLAZA DR

UTILITY INFO:

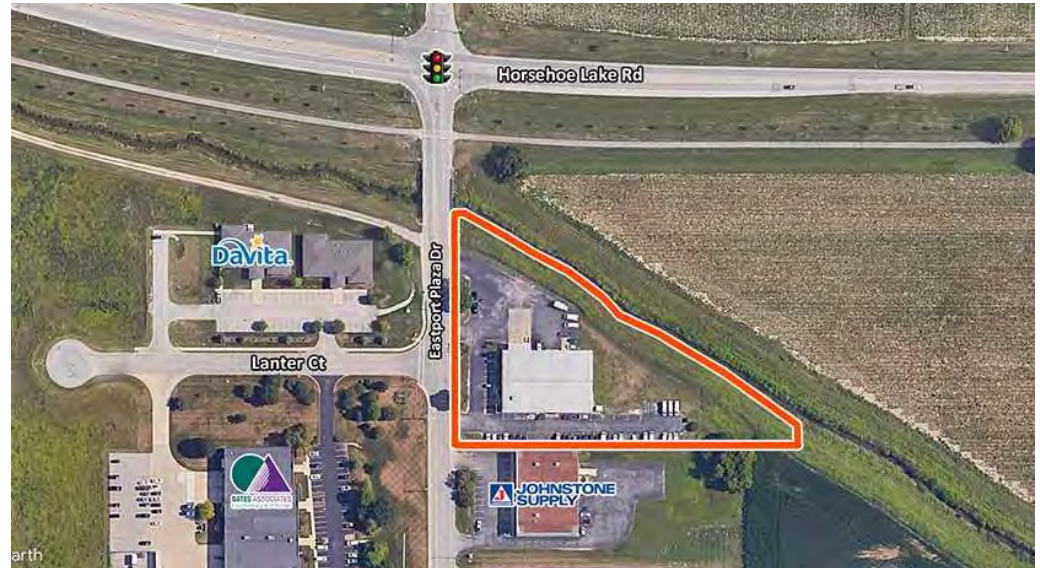
Voltage Low:	140
Voltage High:	240
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$33,600.08
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$1,500,000
Price / SF:	\$99.15

PROPERTY DESCRIPTION:

15,128 sf shipping and distribution warehouse available for sale. Current tenant - FedEx - lease expires November of 2027. Contact broker for details on lease terms and income.. The fully-insulated warehouse itself is approximately 13,000 SF with 16.6 ft ceiling height. Office is approximately 1,700 sf with customer-facing retail / shipping component, back office sorting, breakroom and men's/women's restroom. Office has full HVAC and warehouse is heat only with exhaust fan. Fully sprinkled facility. Two (2), 14 x 16 drive thru doors on north and south side with 3 additional OHD (10 x 12) with dock levelers. 20 designated delivery bays within warehouse with roll delivery system at each dock. 400 amp electrical service with 120/240 3 phase power.