

FOR LEASE

1607 Eastport Plaza
Collinsville, IL 62234



EASTPORT PLAZA - SUITES A-B

11,625 SF OFFICE/WAREHOUSE SPACE



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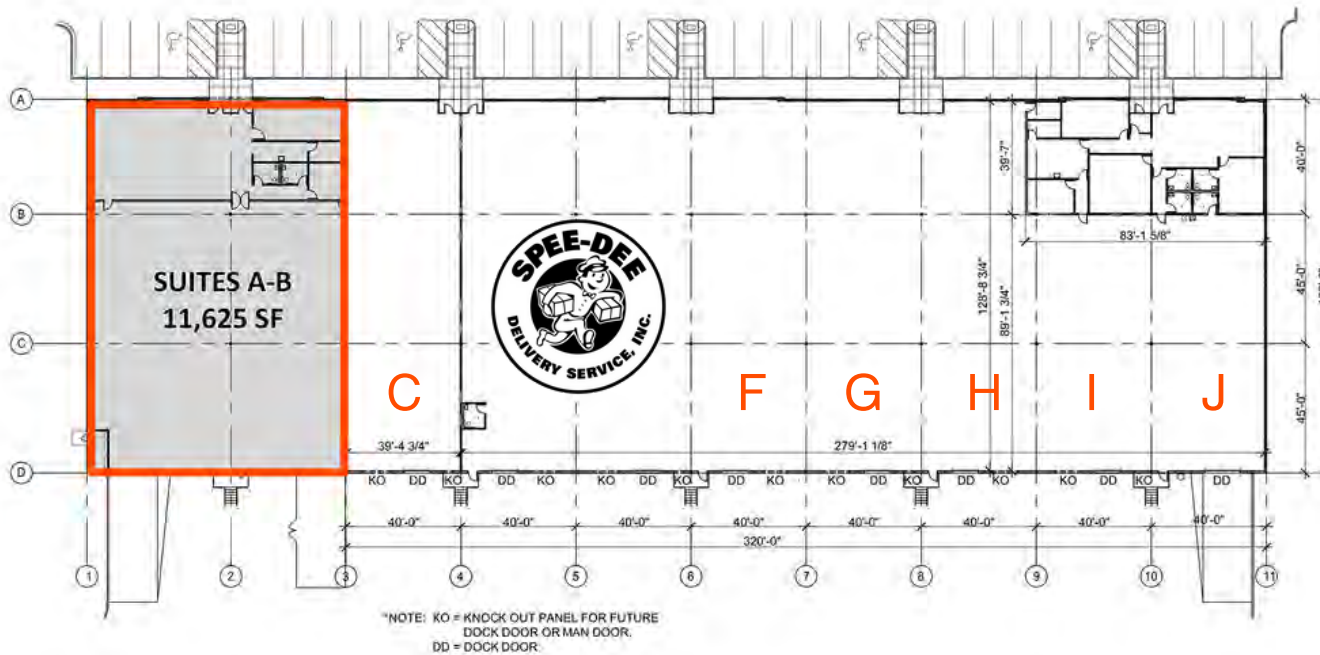
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FLOOR PLAN / SPACE DETAILS

1607 Eastport Plaza Dr., Collinsville, IL 62234

*Not to scale



(2) 8'X10'
DOCK DOORS



(1) 12'X14'
DRIVE-IN DOOR



20'
CLEAR HEIGHT



3,000 SF OFFICE SPACE

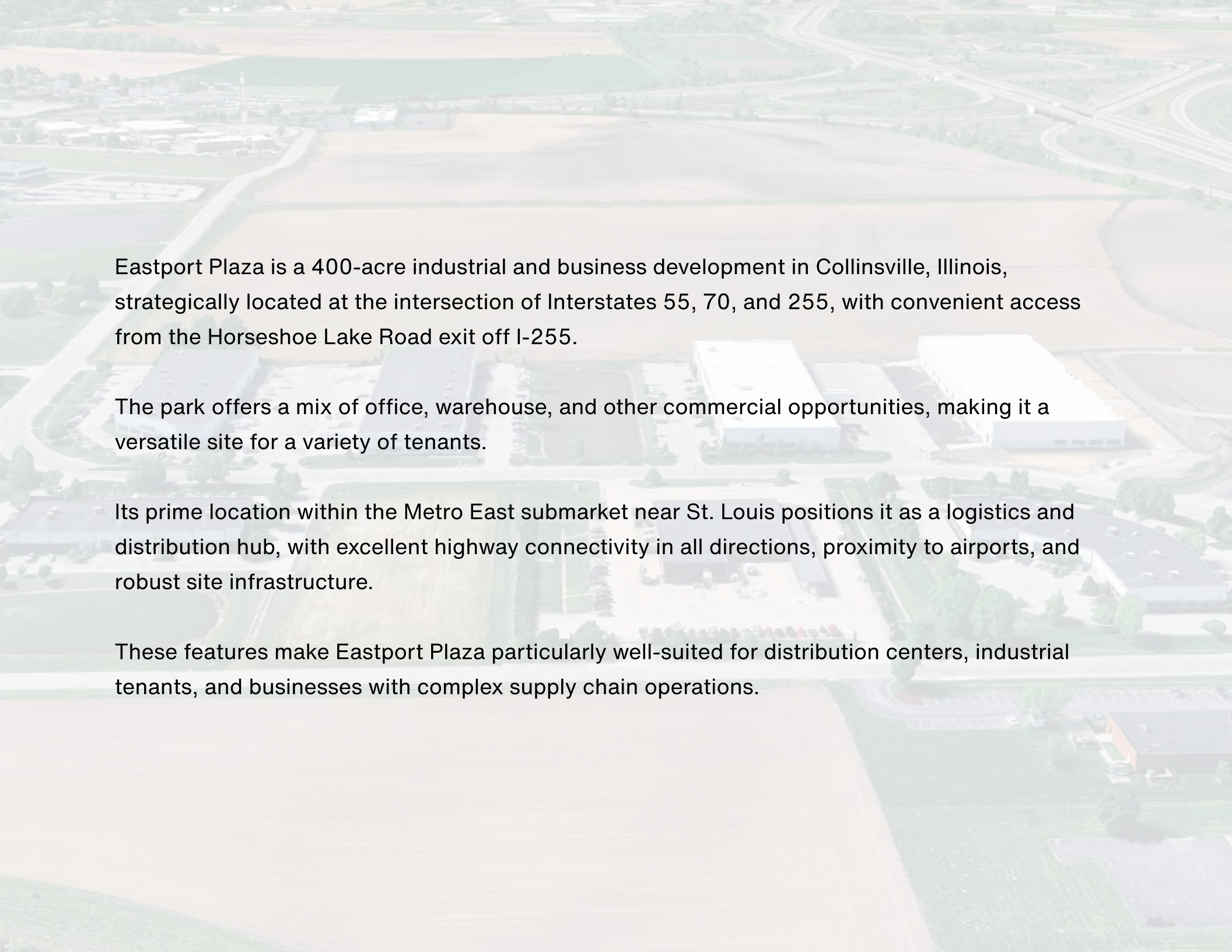
SUITES A & B - 11,625 SF

11,625 SF available for lease in a 53,300 SF multi-tenant tilt-up concrete warehouse. Includes 8,625 SF of warehouse space, 3,000 SF office/showroom, conference room, break rooms, multiple private offices, (2) 8'x10' dock doors, (1) 12'x14' overhead door with 20' warehouse clear height, fully sprinkled and has a 1,000 SF fenced in lot for outdoor storage.

ADDITIONAL SPACE AVAILABLE:

Adjacent Suite C - 5,400 SF available for lease 2nd quarter 2026.

Suites F-J also available - 26,000+ SF



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 SUITE A&B

LISTING # 3001

LOCATION DETAILS:

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

PROPERTY OVERVIEW:

Building SF: 53,000
Vacant SF: 11,625
Usable Sqft: 11,625
Office SF: 3,000
Warehouse SF: 8,625
Min Divisible SF: 11,625
Max Contig SF: 11,625
Parking Spaces: 15
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2015
Renovated: 2020
Clear Ht Min: 20
Clear Ht Max: 20
Bay Spacing: 40x45
Construction Type: Tilt Up Panels
Roof: Membrane
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: 2
Dock Doors: 8'x10'
Dock Levelers: Yes
Dock Leveler Capacity: Unknown
Drive In Doors: 1
Drive In Door Size: 12'x14'

TRANSPORATION:

Interstate Access: I-255 is .5 miles
Airport Access: N/A
Rail Access: N/A
Rail Line: N/A
Rail Status: N/A

INDUSTRIAL PROPERTY SUMMARY PG 2

1607 EASTPORT PLAZA SUITE A&B

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:	250
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	-
Tax Year:	-



SALE/LEASE INFORMATION:

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

PROPERTY DESCRIPTION

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