

FOR LEASE

1607 Eastport Plaza
Collinsville, IL 62234



EASTPORT PLAZA - SUITE C

5,400 SF WAREHOUSE SPACE

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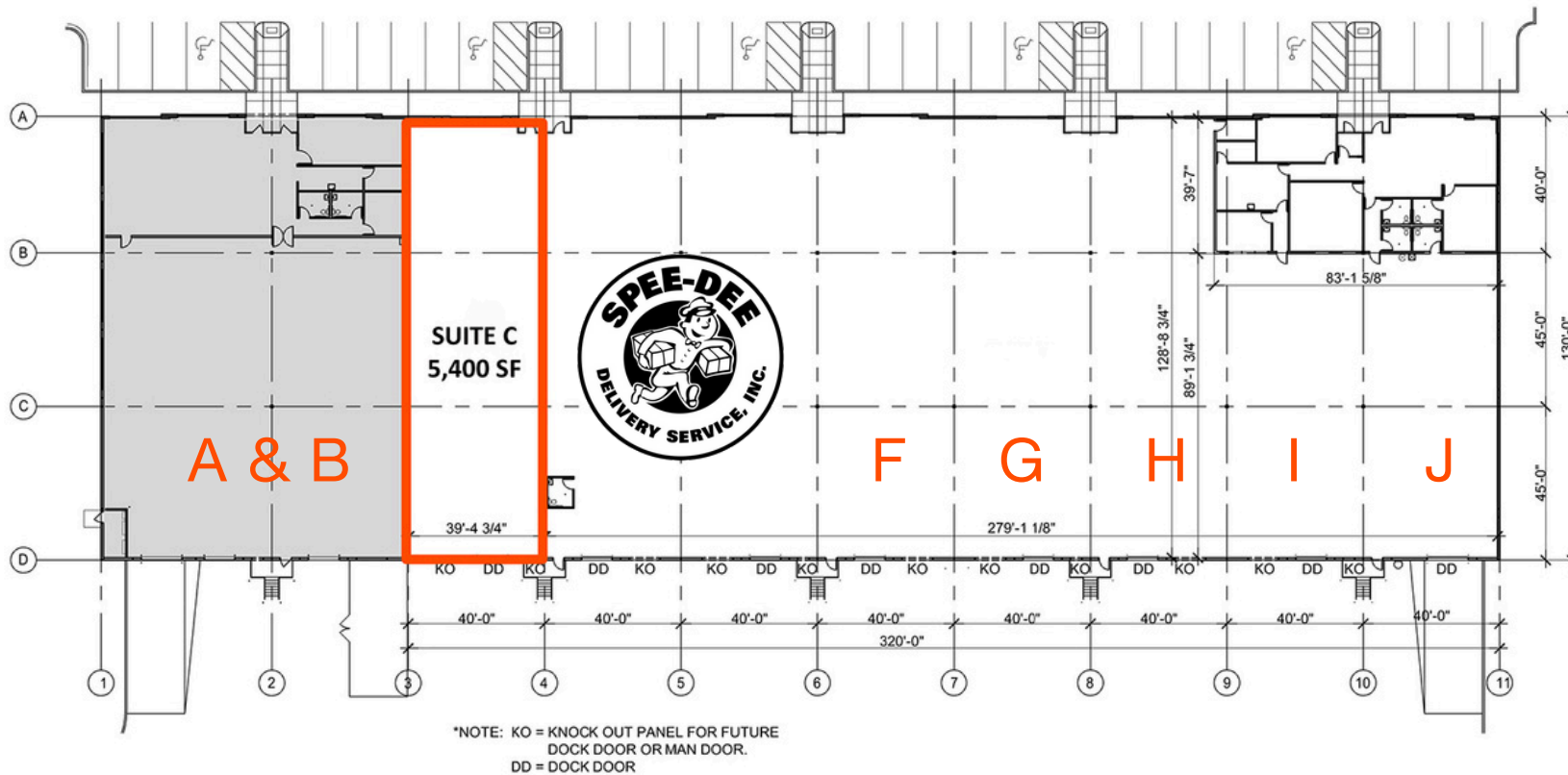
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FLOOR PLAN / SPACE DETAILS

1607 Eastport Plaza Dr., Collinsville, IL 62234

*Not to scale

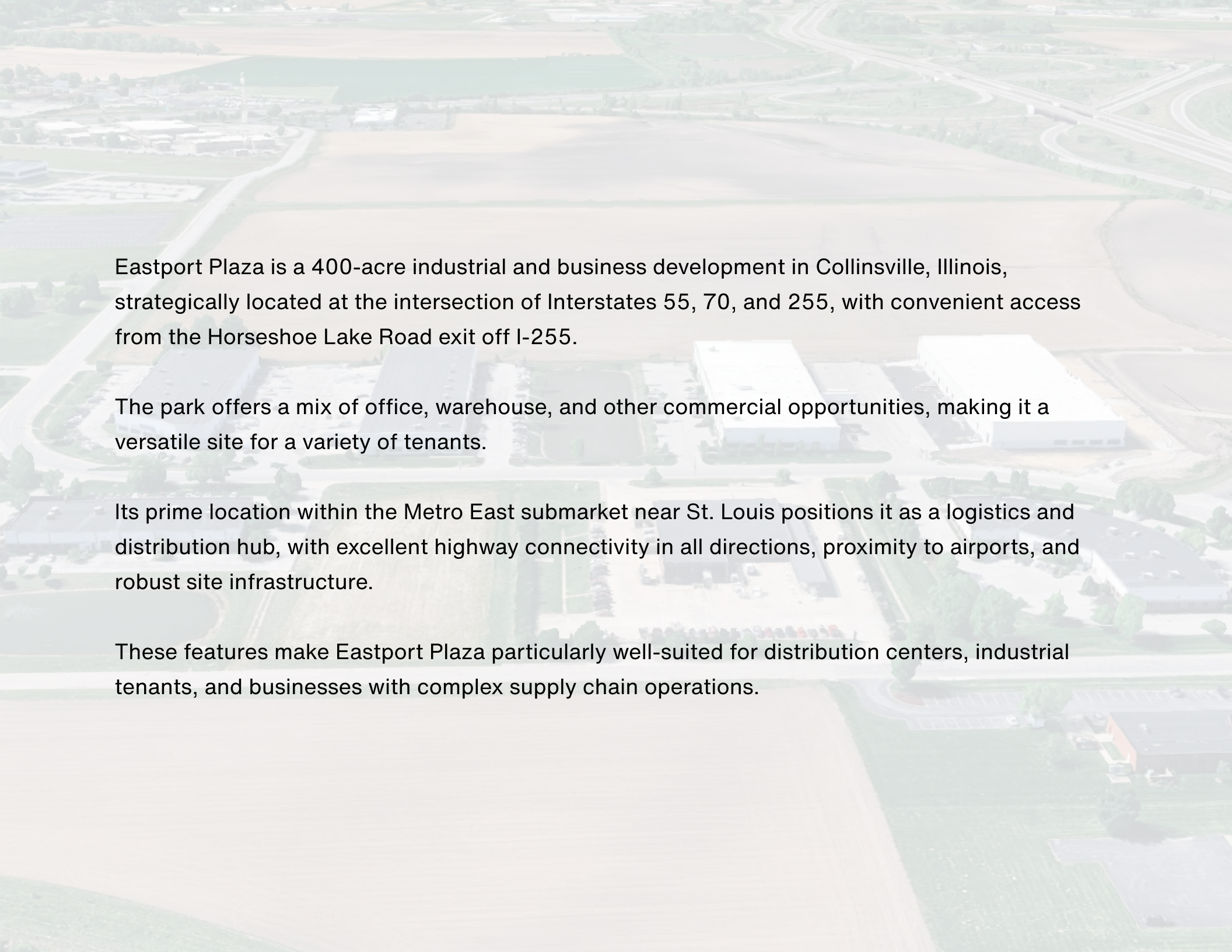


5,400 SF warehouse with (1) 8'x10' dock door. Currently no restrooms or office but will finish to suit. Additional dock or drive-in door can be added. Contact listing agent for pricing on tenant improvements.

Additional Availability:

Adjacent Suites A-B - 11,625 SF

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 DRIVE

LISTING # 3001

LOCATION DETAILS:

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

PROPERTY OVERVIEW:

Building SF: 53,000
Warehouse SF: 5,400
Min Divisible SF: 5,400
Max Contig SF: 5,400
Parking Spaces: 7
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2015
Renovated: 2015
Clear Ht Min: 20
Clear Ht Max: 20
Bay Spacing: 40'X45'
Construction Type: Tilt Up Panels
Roof: Membrane
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: 1
Dock Doors: 8' x 10'
Dock Levelers: Yes
Dock Leveler Capacity: Unknown
Drive In Doors: Can be made available

TRANSPORATION:

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

INDUSTRIAL PROPERTY SUMMARY PG 2

1607 EASTPORT PLAZA DRIVE

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:	-
Tax Year:	-



SALE/LEASE INFORMATION:

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

PROPERTY DESCRIPTION:

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