



PRICE REDUCED

**FOR SALE
-AND-
LEASE**

2229 Vandalia St.
Collinsville, IL 62234

HATLAUNCH

8,400 SF INDUSTRIAL/FLEX FACILITY

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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

2229 Vandalia St. Collinsville, IL 62234



LOCATION OVERVIEW

Located on IL Route 159 and 1/2 mile from interchange of I-55 and IL 159 (exit 15).



REHAB YEAR
2023



TEMPERATURE
CONTROLLED



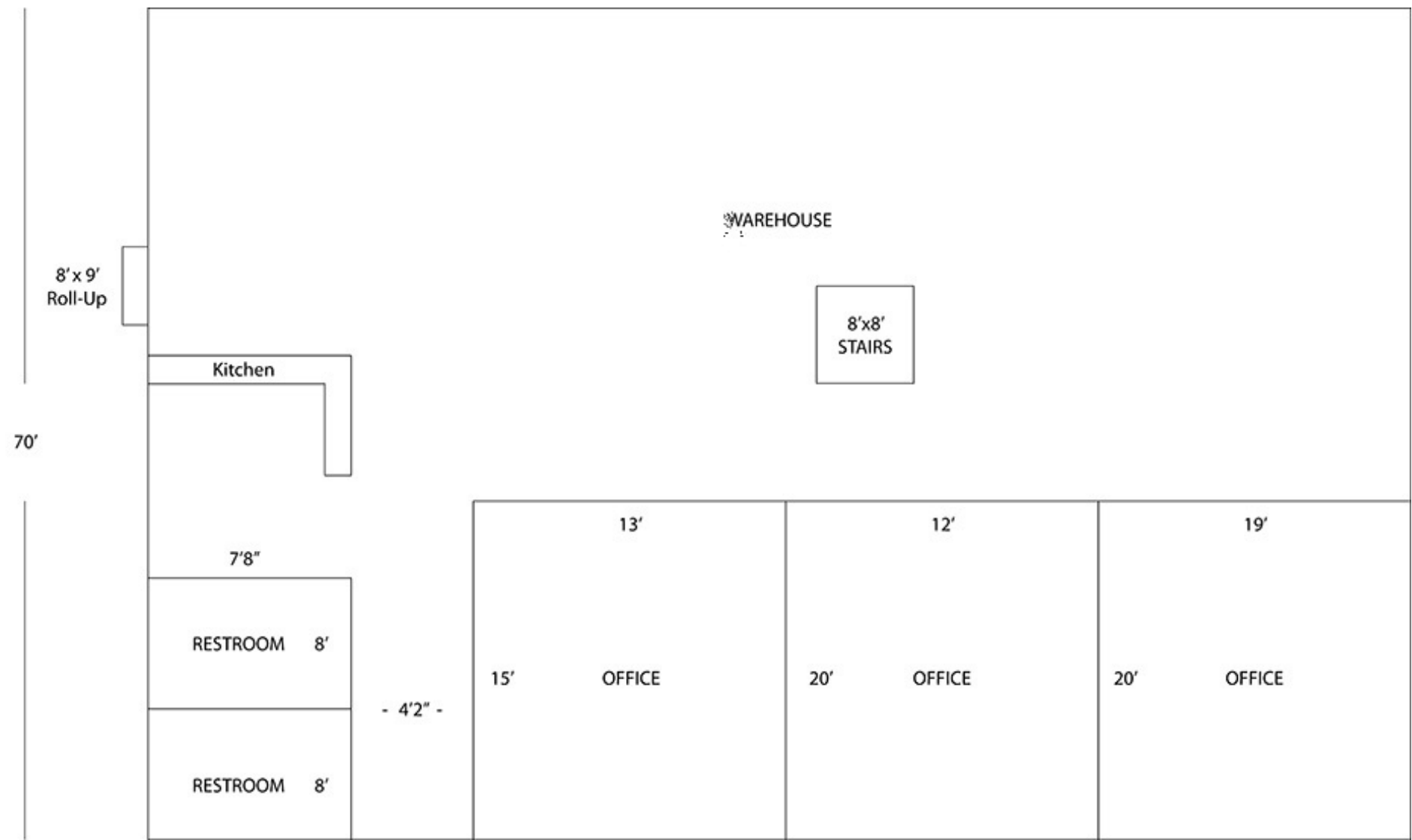
KITCHENETTE



19,700 ADT

FLOOR PLAN

2229 Vandalia St. Collinsville, IL 62234



*Not to scale

PROPERTY PHOTOS & INFORMATION

2229 Vandalia St. Collinsville, IL 62234

SIDE EXTERIOR



REAR EXTERIOR



PRIVATE OFFICES



PROPERTY HIGHLIGHTS

8,400 SF Industrial/Flex Facility

- Steel-constructed building with flexible space for multiple uses.

Prime Route 159 Location

- High-traffic frontage just ½ mile from I-55 Exit 15.

Updated Upper Level

- Remodeled in 2023 with offices, restrooms, a kitchenette, and an open production area.

Drive-In Access

- Includes an 8' x 9' drive-in door for convenient loading.

Lower-Level Storage

- 4,200 SF lower level with exterior double-door access.

Modern Improvements

- New HVAC, LED lighting, reinforced flooring, and updated survey.

On-Site Parking

- 28-space asphalt lot with 230' of frontage.

Highway Business Zoning

- Zoned for a range of commercial and flex uses.

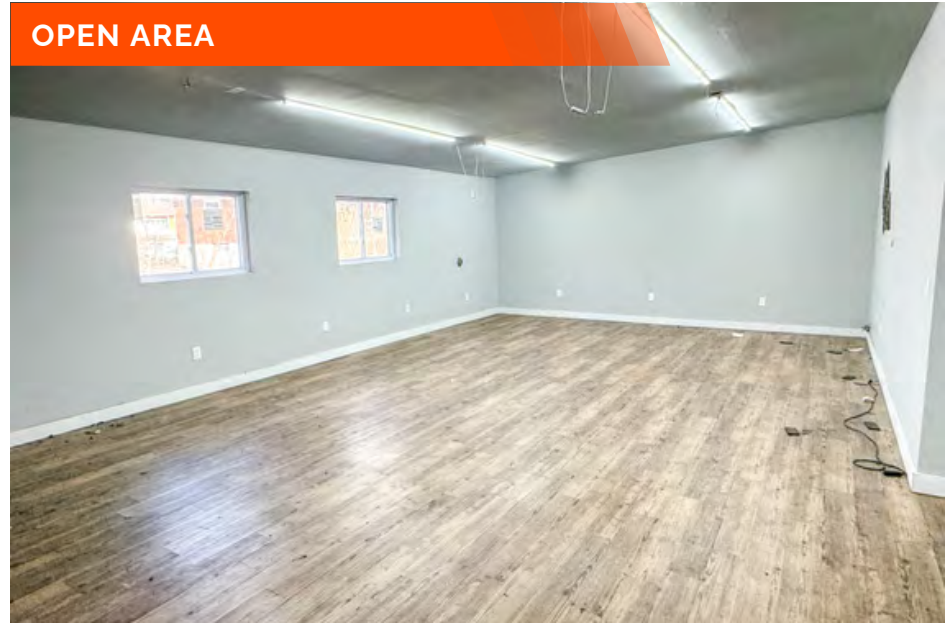
PROPERTY PHOTOS

2229 Vandalia St. Collinsville, IL 62234

PRODUCTION AREA



OPEN AREA



LOWER LEVEL



KITCHENETTE



INDUSTRIAL PROPERTY SUMMARY

2229 VANDALIA ST

LISTING

3025

FACILITY INFORMATION:

LOCATION DETAILS:

Parcel #: 13-2-21-23-05-101-012
County: IL - Madison
Zoning: Highway Business - Madison County

Heat: Central
AC: Central
Lighting: LED
Sprinklers: None

PROPERTY OVERVIEW:

Building SF: 8,400
Vacant SF: 8,400
Usable Sqft: 8,400
Office SF: 800
Warehouse SF: 7,600
Min Divisible SF: 8,400
Max Contig SF: 8,400
Lot Size: 0.50 Acres
Frontage: 230
Depth: IRR
Parking Spaces: 28
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

STRUCTURAL DATA:

Year Built: 1975
Renovated: 2023
Clear Ht Min: 9'
Clear Ht Max: 15'
Construction Type: Steel
Roof: Steel

LOADING & DOORS:

Drive In Doors: 1
Drive In Door Size: 8x9

TRANSPORATION:

Interstate Access: I-55

INDUSTRIAL PROPERTY SUMMARY PG 2

2229 VANDALIA ST

UTILITY INFO:

Water Provider:	City of Collinsville
Water Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Amps:	240
Phase:	1

FINANCIAL INFORMATION:

Taxes:	\$8,208.00
Tax Year:	2025



SALE/LEASE INFORMATION:

Sale Price:	\$570,000
Price / SF:	\$67.86
Lease Rate:	\$8.00/SF
Lease Type:	Modified Gross

PROPERTY DESCRIPTION:

8,400 SF industrial/flex facility for sale or lease on high-traffic IL Route 159, just ½ mile from I-55 (Exit 15). This steel-constructed building features reinforced flooring, 9'-15' clear heights, and a fully remodeled upper level (2023) with three glass-walled private offices, male/female restrooms, a kitchenette, and a large open production area with an 8'x9' drive-in door. Temperature is controlled throughout. New HVAC, LED lighting, and updated survey. The 4,200 SF lower level — equal to half the total building — is accessible via exterior double doors, offering significant additional storage or operational space. 28-space asphalt parking lot with 230' of frontage. Zoned Highway Business (Madison County).