

FOR LEASE

907 N Bluff Rd.
Collinsville, IL 62234

SUITE 9
3,425 SF

SUITE 5
1,500 SF

(2) OFFICE / FLEX SPACES AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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

907 N Bluff Rd., Collinsville, IL 62234

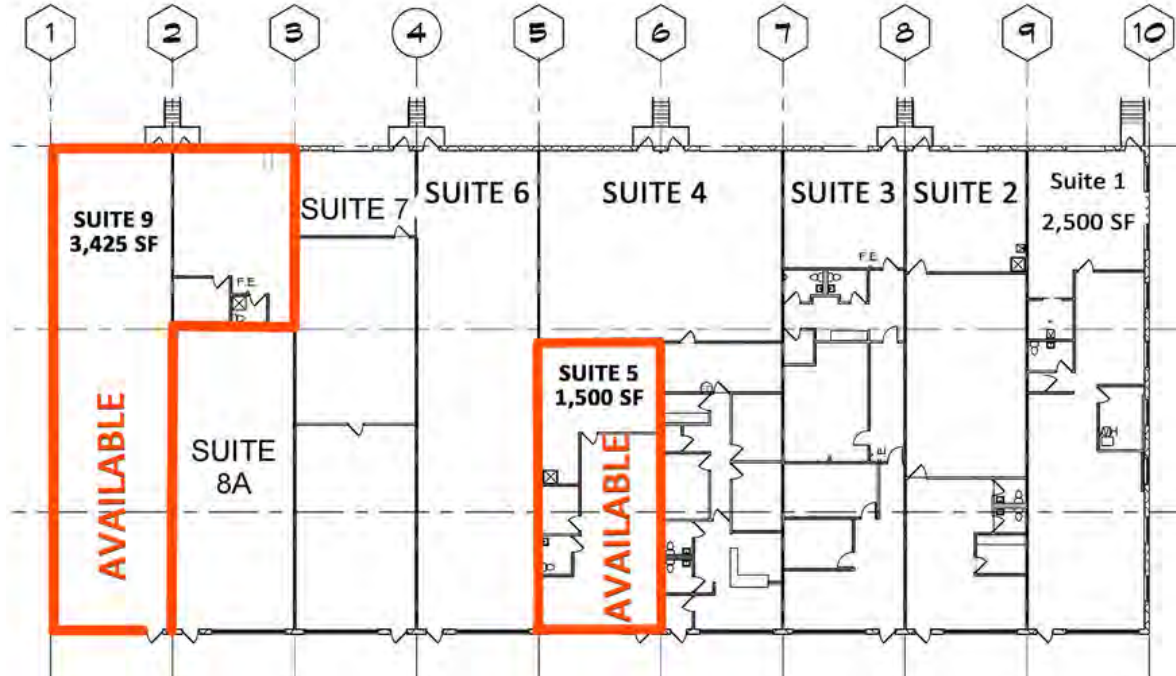


LOCATION OVERVIEW

Property is located just East of Collinsville's Eastport Development Plaza, one of the most centrally positioned commercial/logistics corridors in the Metro-East. The site benefits from immediate access to I-255 via Exit 26 and convenient access to I-55/I-70 via Collinsville Exit 11, creating strong north-south and east-west connectivity across the St. Louis metro region. Bluff Road / IL-157 provides direct local access through Collinsville, Glen Carbon, Caseyville, and the surrounding submarket.

TENANTS / SPACE LAYOUT

907 N Bluff Rd., Collinsville, IL 62234



*Not to scale

Current tenants include: Centerpoint Energy, Martin Glass, American Homepatient, One Hope United and Laura Buick GMC



PHOTOS - SUITE 5

907 N Bluff Rd., Collinsville, IL 62234

EXTERIOR



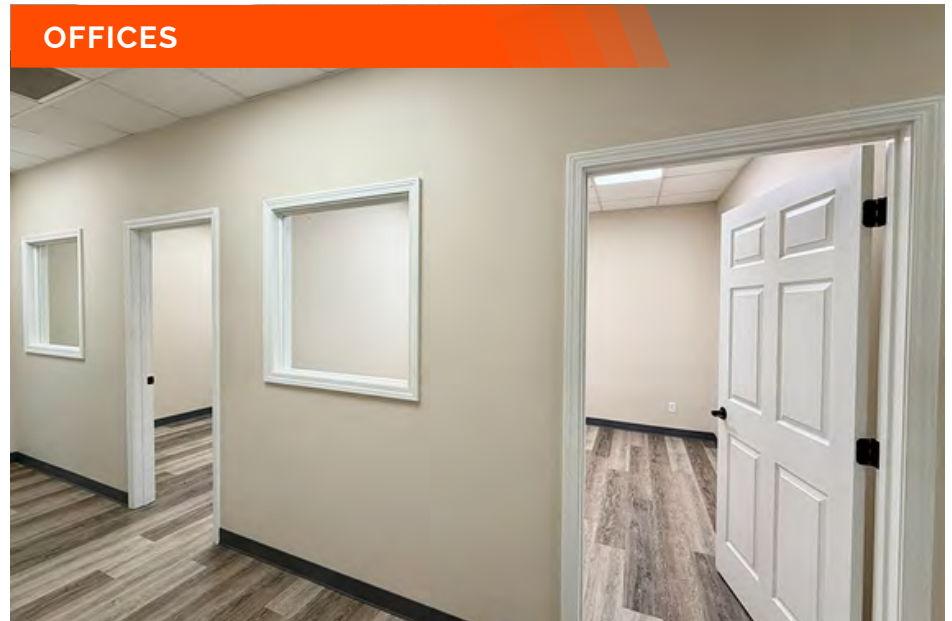
CONFERENCE ROOM



KITCHENETTE



OFFICES



Suite 5: 1,500 SF space features a large waiting room with look-through window for reception, 3 private offices, ADA restroom, LVP flooring throughout, breakroom / warehouse / conference area in rear of suite. High end finishes throughout.

PHOTOS - SUITE 9

907 N Bluff Rd., Collinsville, IL 62234

EXTERIOR



OFFICE



CONFERENCE ROOM

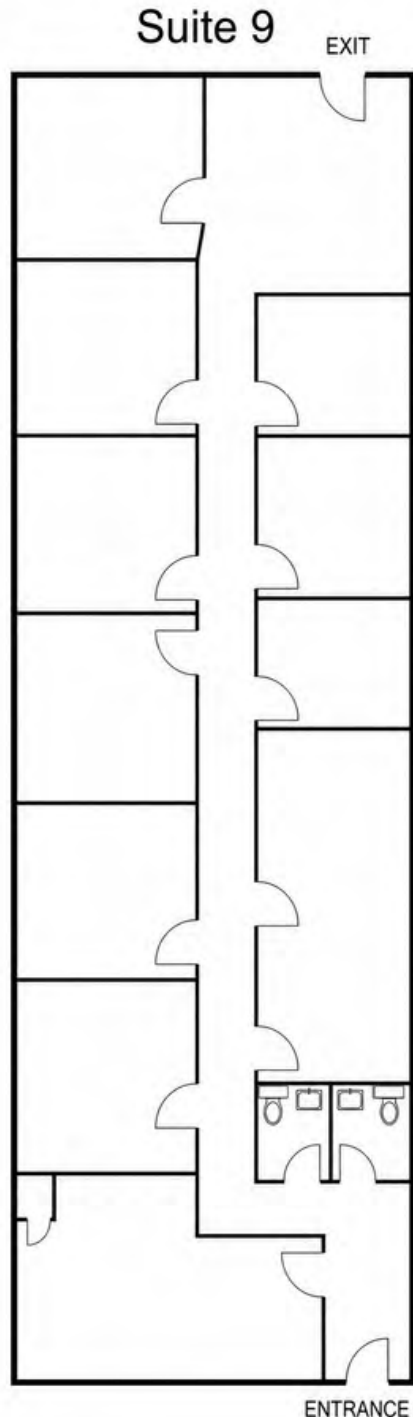


KITCHENETTE



FLOOR PLAN/SPACE RENDERING & HIGHLIGHTS - SUITE 9

907 N Bluff Rd., Collinsville, IL 62234



Suite 9: 3,425 SF

Current build out consists of 12 offices, kitchenette/breakroom, 2 restrooms, conference room and bullpen area in rear.

Space can be converted to office/warehouse use by replacing window with OHD and removing a portion of the offices in rear, which creates a climate controlled warehouse with loading dock.

TI Improvements negotiable.

OFFICE/RETAIL SUMMARY

907 N BLUFF RD., COLLINSVILLE, IL 62234

LISTING # 3304

LOCATION DETAILS:

Parcel: 13-2-21-20-00-000-024
County: IL - Madison
Zoning: B-5 - Collinsville

PROPERTY OVERVIEW:

Building SF: 22,500
Vacant SF: 4,925
Usable Sqft: 4,925
Min Divisible SF: 1,500
Max Contig SF: 3,425
Office SF: 4,925
Retail SF: 4,925
Signage: Monument,Building
Lot Size: 2.25 Acres
Frontage: 300
Depth: 315
Parking Spaces: 50
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1987
Renovated: 2023
Building Class: B
Ceilings: 8'-14'



LEASE INFORMATION:

Lease Rate: \$14.00/SF
Lease Type: NNN
NNN Expenses: \$4.75

FINANCIAL INFORMATION:

Taxes: \$38,000.00
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 7,550

PROPERTY DESCRIPTION:

2 office/flex spaces available for lease.

Suite 5: 1,500 SF space features a large waiting room with look-through window for reception, 3 private offices, ADA restroom, LVP flooring throughout, breakroom / warehouse / conference area in rear of suite. High end finishes throughout.

Suite 9: 3,425 SF space is currently built out with 12 offices, kitchenette/breakroom, 2 restrooms, conference room and bullpen area in rear. Space can be converted back to office/warehouse use by replacing window with OHD and removing a portion of the offices in rear, which creates a climate controlled warehouse with loading dock. TI Improvements negotiable.

Suites would work well for general contractors, plumbing and electrical supply users or any other office-based user.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MIKE DURBIN

Broker Associate

O: (618) 277-4400

C: (618) 960-8675

miked@barbermurphy.com