

EASTPORT BUSINESS CENTER OFFICE/WAREHOUSE SPACE

100 Lanter Court, Collinsville, Illinois 62234



BARBERMURPHY

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AREA MAP



PROPERTY SUMMARY

- 6,985 SF Available (5,985 SF warehouse & 1,000 SF office)
- 20' clear height
- Warehouse space with 2 docks
- Easy access to I-255, I-55, and I-70
- Professionally managed

LEASE RATE: \$8.50/SF, NNN

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Listing No: 2687
Office
Office/Warehouse

100 Lanter Court, Building 1
 Collinsville, IL 62234

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$8.50/SF
Lease Type: NNN
Net Charges: \$4.00
CAM Charges:
Lease Term:

Leasing Comments:

TI negotiable.

Total SF Available: 6,985 SF
Min Divisible SF: 6,985 SF

SQUARE FOOT INFO:

Building Total: 58,901 SF
Total Available: 6,985 SF
Direct Lease: 6,985 SF
Sublease: 0 SF
Office: 6,985 SF
Retail: 0 SF
Min Divisible: 6,985 SF
Max Contiguous: 6,985 SF

LAND MEASUREMENTS:

Acres: 13.00
Frontage: 675 FT
Depth: 440 FT

PROPERTY INFORMATION:

Parcel No:	13-2-21-19-19-401-008	TIF:	No	Parking:	Common Area
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	BP 3	Survey:	No	Traffic Count:	30,000
Zoning By:	Collinsville	Environmental:	No	Property Tax:	\$100,079.76
Complex:	Eastport Business Center	Archaeological:	No	Tax Year:	2019
Prior Use:	Office				



Comments

Warehouse in Collinsville's Eastport District. Accessible from I-55, I-70 & I-255. Ample parking. 10 minute drive from downtown St. Louis. Great visibility from I-255.

STRUCTURAL DATA:

Year Built:	2000	Clearance Min:	10'	Exterior:	Concrete
Rehab Year:	2016	Clearance Max:	20'	Bay Spacing:	
Floors:	1	Floor Drains:	NA	Sprinklers:	Yes
Class:	B				

Listing Broker(s)

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