EASTPORT BUSINESS CENTER OFFICE/WAREHOUSE SPACE

100 Lanter Court, Collinsville, Illinois 62234



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AREA MAP



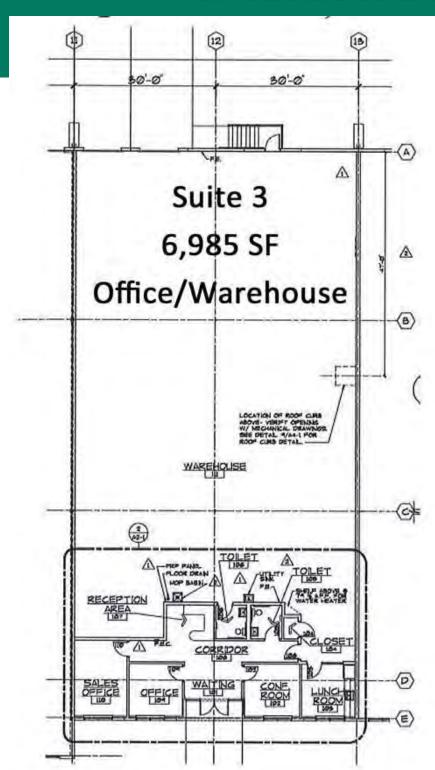
PROPERTY SUMMARY

- 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



INTERIOR IMAGES & FLOOR PLAN









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 NNN Lease Type: **Net Charges:** \$4.00

CAM Charges: Lease Term:

Leasing Comments:

TI negotiable.

Comments

Total SF Available: 6.985 SF Min Divisible SF: 6,985 SF

SQUARE FOOT INFO:

Building Total: 58,901 SF 6.985 SF **Total Available: Direct Lease:** 6,985 SF 0 SF Sublease: 6.985 SF Office: 0 SF Retail: 6,985 SF Min Divisible:

LAND MEASUREMENTS:

Max Contiguous:

Acres: 13.00 Frontage: 675 FT Depth: 440 FT



PROPERTY INFORMATION:

Parcel No: 13-2-21-19-19-401-008

Madison **Enterprise Zone:** County: BP 3 Zoning: Survey: **Zoning By:** Collinsville **Environmental: Eastport Business Center** Complex: Archaeological:

TIF: No No No No No Parking: Common Area Surface Type: **Asphalt** 30.000 **Traffic Count:**

Property Tax: \$100,079.76 Tax Year: 2019

Office **Prior Use:**

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

В Class:

Listing Broker(s)

Steve Zuber SIOR, CCIM Collin Fischer CCIM Office: (618) 277-4400 Office: (618) 277-4400 collinf@barbermurphy.com steve@barbermurphy.com Cell: (618) 420-2376 Cell: (314) 409-7283

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.

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