

Office Building Sale or Lease

2,086 – 12,632 SF

1 Regency Plaza Dr., Collinsville, IL 62234



BARBERMURPHY

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Property Summary

Excellent Owner/User Opportunity – Value Add Investment Property
Office Building Located in the Eastport District

12,632 SF Class B Office Building for Sale

Available Lease Space: 2,086 – 5,500 SF (see floor plan)

Interstate Access to I-255 (Exit 26) and I-55/70 (Exit 11)

Less than 20 Minutes from St. Louis

SALE PRICE: \$979,000

LEASE RATES STARTING AT: \$17.95 per SF, Full Service

FLOOR PLAN & AERIAL VIEW



Listing No: 1850

Office

1 Regency Plaza Dr
Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$979,000
Sale Price/SF: \$77.50
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$17.95 - \$19.95
Lease Type: Full Service
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Office space available from 2,086 - 5,500 SF(see attached floor plan.) Current Op Ex \$9.75/SF.

Comments

Convenient location, just 1/4 mile from I-255, Exit 26 (Horseshoe Lake Road). Three-Phase Power. 59 Parking Spaces = 4.84 spaces per 1,000 RSF. Owner / occupy space with possible expansion.

Total SF Available: 5,500 SF
Min Divisible SF: 2,086 SF

SQUARE FOOT INFO:

Building Total: 12,632 SF
Total Available: 5,500 SF
Direct Lease: 5,500 SF
Sublease: 0 SF
Office: 5,500 SF
Retail: 0 SF
Min Divisible: 2,086 SF
Max Contiguous: 5,500 SF

LAND MEASUREMENTS:

Acres: 1.98
Frontage: 636 FT
Depth: 186 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-30-00-000-015	TIF: No	Parking: 4.84/ 1,000 SF
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: BP-2 Business Park	Survey: No	Traffic Count: 2,600
Zoning By: Collinsville	Environmental: No	Property Tax: \$26,784.32
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Medical		



STRUCTURAL DATA:

Year Built: 1998	Clearance Min:	Exterior: Brick, Solid
Rehab Year: 2010	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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