

BUILD TO SUIT OFFICE / RETAIL FOR LEASE

Echo Plaza, Collinsville/Maryville, IL 62062



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AREA MAP

Echo Plaza, Collinsville, IL 62062



LOCATION OVERVIEW

Frontage along Illinois 159 and Southeast Quadrant of Interstate 55/70. Located at the southeast section of four-leaf interchange of IL Route 159 and I-55/70 in Collinsville. Excellent visibility from I-55/70 (49,000 ADT) and IL Route 159 (22,100 ADT).

PROPERTY SUMMARY

Echo Plaza, Collinsville, IL 62062



The owner will develop the site on a build to suit basis and have from 2,500 SF up to 20,000 SF available to lease. The site is 0.5 acre area adjacent to Echo Plaza. B-1 zoning allows for office/retail development.

Contact the broker for proposal requests regarding this exceptional location next to Echo Plaza.



Lease Rate:
\$12.50/SF, NNN

OFFICE/RETAIL PROPERTY SUMMARY

ECHO PLAZA, COLLINSVILLE, IL 62062

LISTING # 1012

LOCATION DETAILS:

Parcel #: -
County: IL - Madison
Zoning: B-1 - Maryville

PROPERTY OVERVIEW:

Building SF: 20,000
Vacant SF: 20,000
Usable Sqft: 20,000
Min Divisible SF: 2,500
Max Contig SF: 20,000
Office SF: 20,000
Retail SF: 20,000
Signage: -
Lot Size: 0 SF
Frontage: -
Depth: -
Parking Spaces: -
Parking Surface Type: -

STRUCTURAL DATA:

Year Built: New Construction
Yr Renovated: New Construction
Building Class: TBD
Ceilings: TBD
Construction Type: TBD



SALE/LEASE INFORMATION:

Lease Rate: \$12.50/SF
Lease Type: NNN
NNN Expenses: \$2.50

FINANCIAL INFORMATION:

Taxes: -
Tax Year: -

DEMOGRAPHICS:

Traffic Count: 22,100

PROPERTY DESCRIPTION:

Build to Suit: 2,500 to 20,000 SF. Clear span building adjoining current Echo Plaza center.