

# Build to Suit Office / Retail for Lease

Echo Plaza, Collinsville, IL 62062



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Matt Barriger  
C: 618.973.5507  
[MattB@barbermurphy.com](mailto:MattB@barbermurphy.com)





## PROPERTY SUMMARY

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 a 1/2-acre area adjacent to Echo Plaza 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). B-1 zoning allows for office/retail development.

**Lease Rate:** \$12.50 per SF, NNN

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

# 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:** 22100

## PROPERTY DESCRIPTION:

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