Build to Suit Office / Retail for Lease

Echo Plaza, Collinsville, IL 62062



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



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:			Vandalla Street	
Parcel #:	-			
County:	IL - Madison	Build to Suit 2,500 SF - 20,000 SF		
Zoning:	B-1 - Maryville	hu and the second		
PROPERTY OVERVIEW:		a cite and a cite a cit		
Building SF:	20,000		IL Route 159 22,100 ADT	
Vacant SF:	20,000	SALE/LEASE INFORMATION		
Usable Sqft:	20,000	SALE/LEASE INFORMATIO	00.	
Min Divisible SF:	2,500	Lease Rate:	\$12.50/SF	
Max Contig SF:	20,000			
Office SF:	20,000	Lease Type:	NNN	
Retail SF:	20,000			
Signage:	-	NNN Expenses:	\$2.50	
Lot Size:	0 SF			
Frontage:	-	FINANCIAL INFORMATIO	N:	
Depth:	-	Taxes:	-	
Parking Spaces:	-			
Parking Surface Type:	-	Tax Year:	-	
STRUCTURAL DATA:		DEMOGRAPHICS:		
Year Built:	New Construction	Traffic Count:	22100	
Yr Renovated:	New Construction			
Building Class:	TBD	PROPERTY DESCRIPTION	PROPERTY DESCRIPTION: Build to Suite, 2,500 to 20,000 SF. Clear span building adjoining current Echo Plaza center.	
Ceilings:	TBD	Build to Suite, 2,500 to 20,000		
Construction Type:	TBD			

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