

# Eastport Plaza 5,000 SF Office/Warehouse Space for Lease

1607 Eastport Plaza Dr., Collinsville, IL 62234



- 5,000 SF for Lease
- Dock Doors and Drive-In Doors Available
- 20' Clear Height with (1) 8'x10' Dock Door
- Conveniently located near I-255 & I-55/70

**LEASE RATE: \$7.50 per SF, NNN**

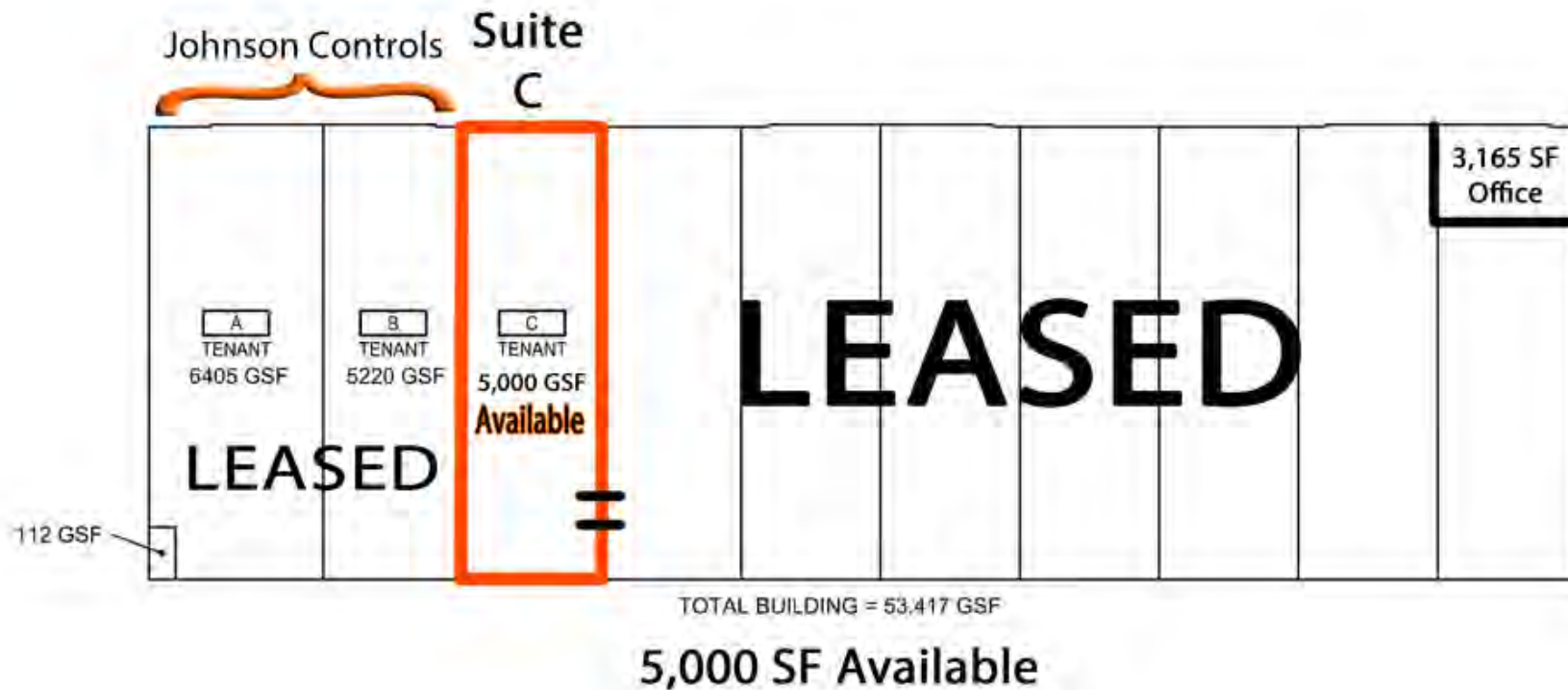
**BARBERMURPHY**

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

Steve Zuber – SIOR, CCIM  
C: 314.409.7283  
[Steve@barbermurphy.com](mailto:Steve@barbermurphy.com)

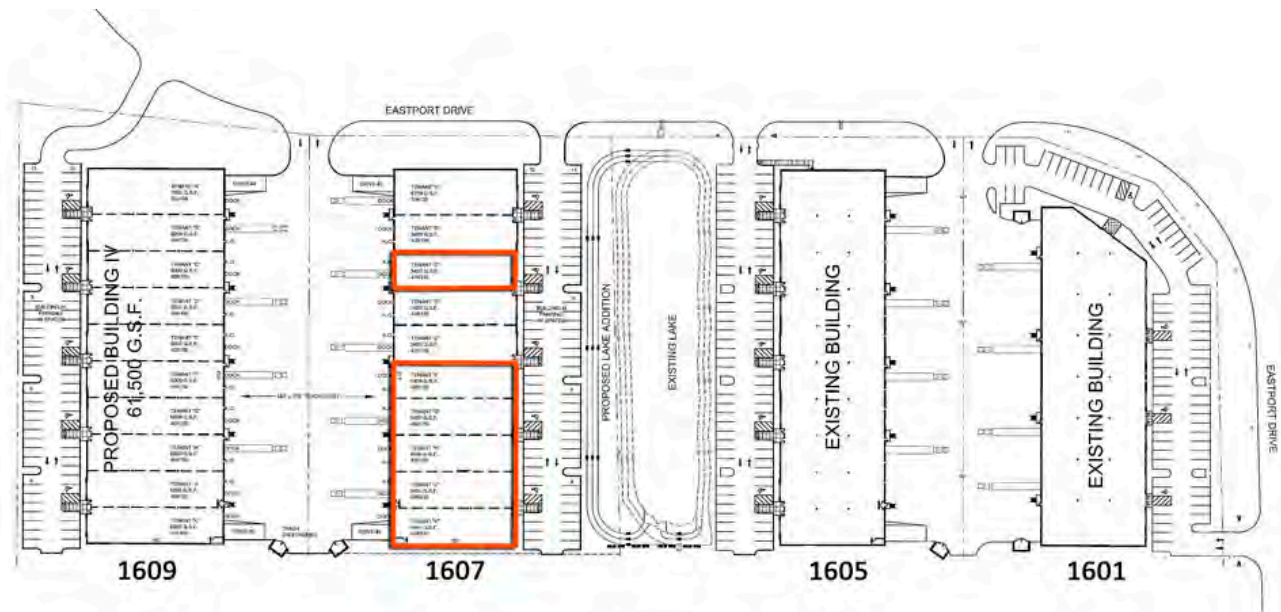
James Leopold - CCIM  
C: 618.581.1702  
[JamesL@barbermurphy.com](mailto:JamesL@barbermurphy.com)

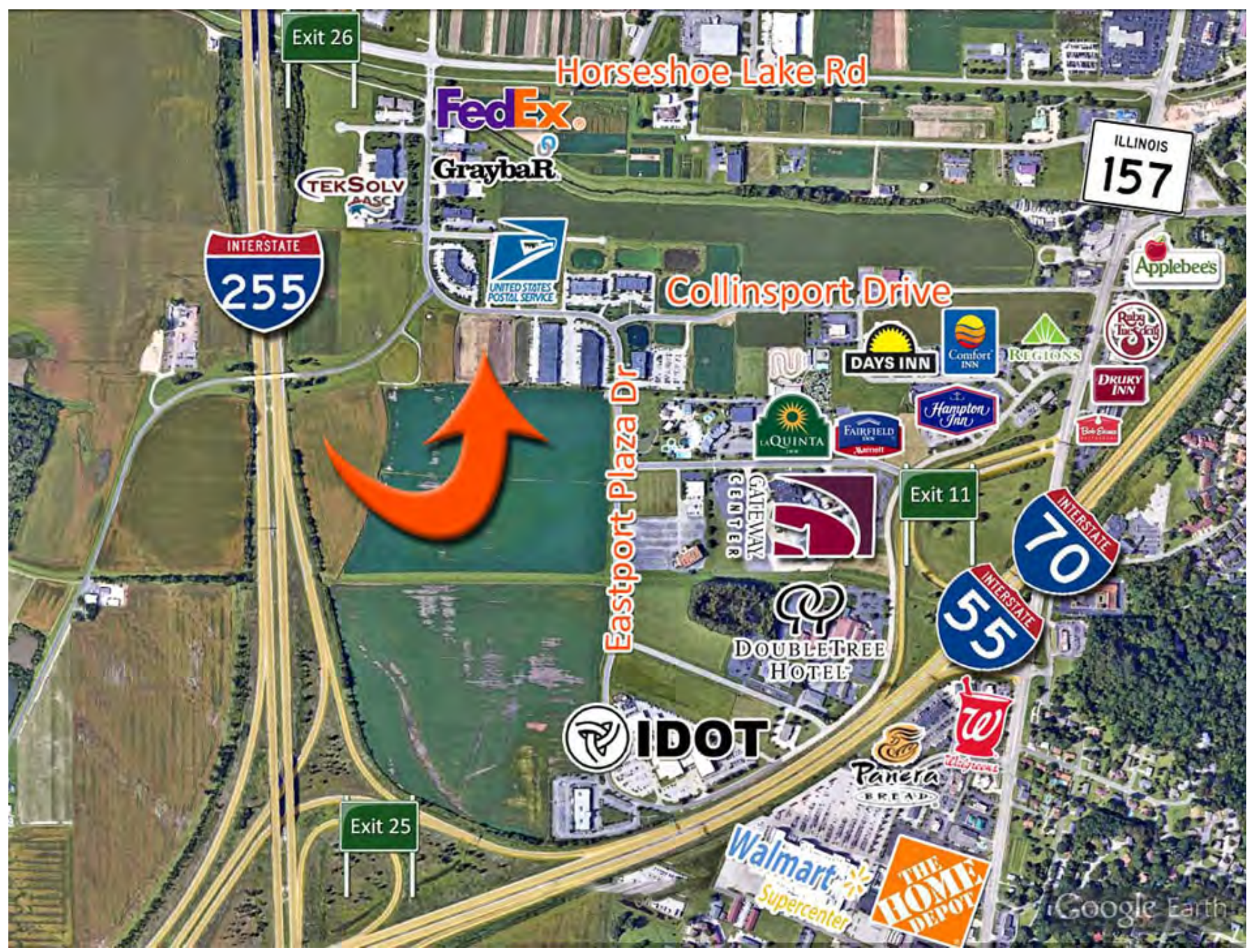




**Suite C – 5,000 SF**  
**(1) 8'x10' Dock Door**

**2 Suites also available**  
**at 1601 Eastport**





Listing No: 156

Industrial

1607 Eastport Plaza  
Collinsville, IL 62234

**SALE INFORMATION:**

For Sale: No  
 Sale Price:  
 Sale Price/SF:  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

For Lease: Yes  
 Lease Rate: \$7.50  
 Lease Type: NNN  
 Net Charges: \$2.04  
 CAM Charges:  
 Lease Term:

**Leasing Comments:**

Suite C: 5,000 SF with (1) 8'x10" Dock Door

Total SF Available: 5,000 SF  
 Min Divisible SF: 5,000 SF

**SQUARE FOOT INFO:**

Building Total: 53,300 SF  
 Total Available: 5,000 SF  
 Direct Lease: 5,000 SF  
 Sublease: 0 SF  
 Office: 0 SF  
 Warehouse: 5,000 SF  
 Min Divisible: 5,000 SF  
 Max Contiguous: 5,000 SF

**LAND MEASUREMENTS:**

Acres: 4.15  
 Frontage:  
 Depth:

**PROPERTY INFORMATION:**

Parcel No:	13-2-21-30-08-202-003	TIF:	No	Property Tax:	\$67,934.68
County:	Madison	Enterprise Zone:	No	Tax Year:	2018
Zoning:	BD-3	Foreign Trade Zone:	No		
Zoning By:	Collinsville	Survey:	Yes		
Industrial Park:	Eastport Plaza Ind.	Environmental:	No		
Prior Use:	Warehouse	Archaeological:	No		

**STRUCTURAL DATA:**

Year Built:	2015	Clearance Min:		Style:	Tilt-up Concrete
Rehab Year:		Clearance Max:	20'	Roof:	Membrane-Flat
		Bay Spacing:		Exterior:	Concrete
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	No



1607 Eastport Plaza  
Collinsville, IL 62234

**UTILITY INFORMATION**

<b>Water Provider:</b>	City of Collinsville	<b>Service:</b>		<b>Location:</b>	On Site
<b>Sewer Provider:</b>	City of Collinsville	<b>Service:</b>		<b>Location:</b>	On Site
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	200 KVA	<b>Phase:</b>	3		
<b>Low Volts:</b>	120	<b>High Volts:</b>	480		
<b>Telecom Provider:</b>	Charter	<b>Service:</b>		<b>Location:</b>	On Site

**FACILITY INFORMATION**

<b>Truck Dock:</b>	1	<b>Size:</b>	8' x 10'	<b>Parking:</b>	48
<b>Dock Levelers:</b>	No	<b>Capacity:</b>	N/A	<b>Surface Type:</b>	Asphalt
<b>Drive-In Doors:</b>	0	<b>Size:</b>	N/A	<b>Yard:</b>	None
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	No				
<b>Heating:</b>	Yes	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	Office	<b>Women's Restroom:</b>	Yes		
<b>Insulated:</b>	Yes	<b>Shower:</b>	No		
<b>Sprinklers:</b>	Yes	<b>Ventilation:</b>	No		
<b>Lighting:</b>	T5 - Fluorescent	<b>Compressed Air:</b>	No		
<b>Skylights:</b>	No				

**TRANSPORTATION**

<b>Interstate:</b>	I-255
<b>Rail:</b>	
<b>Barge:</b>	
<b>Airport:</b>	Lambert 25-Miles St. Louis Downtown 10- Miles

**Listing Broker(s)**

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

James Leopold CCIM  
Office: (618) 277-4400  
jamesl@barbermurphy.com  
Cell: +1 6185811702

**Comments**

Office/Warehouse Space in Collinsville's Eastport Plaza. Close access to I-255, Exit 26 and I-55/70.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other condit including withdrawal without notice. It is your responsibility to independently confirm accuracy.