

# FOR LEASE > OFFICE/WAREHOUSE



## EASTPORT CENTER IV NEW CONSTRUCTION FINISH TO SUIT

1609 Eastport Plaza Dr., Collinsville, IL 62234

- Located at Exit 26, I-255, Horseshoe Lake Road
- Easy Access to I-55/70 & 255
- TIF District; Zoned BP-3
- 10% Office Build-out
- 24' Clear Height
- ESFR Sprinklers

**LEASE RATES: \$8.95/SF, NNN**

**AVISON  
YOUNG**

**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)

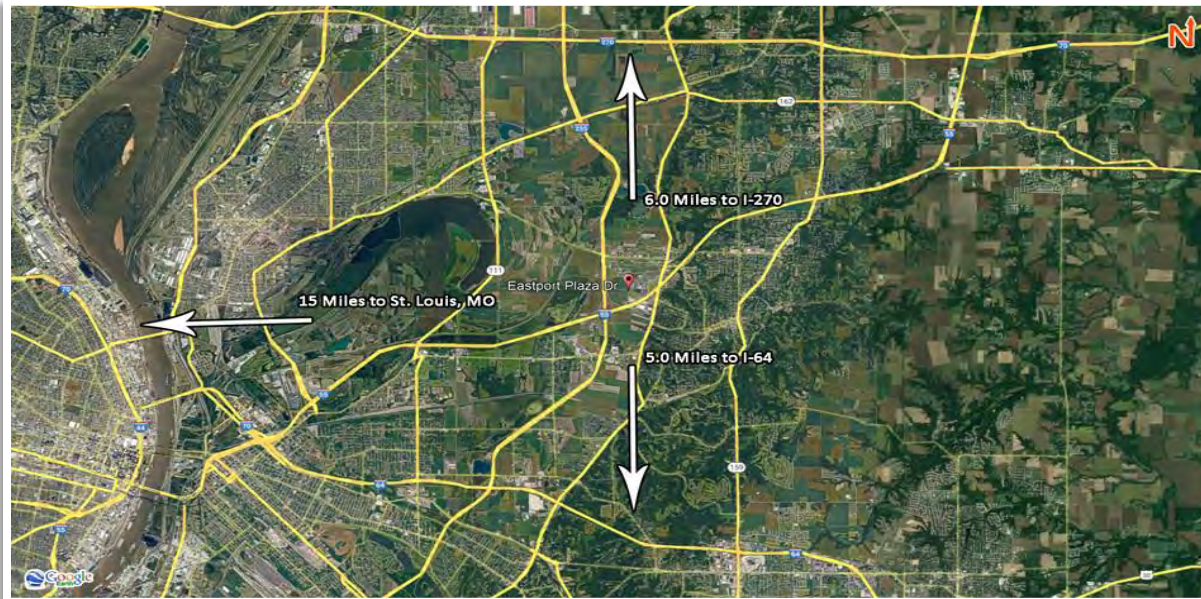






Site is located in the Eastport Plaza Industrial/Business Park. Eastport is a rapidly growing Light Industrial area.

The Site is located in the most centralized area in the Metro-East Market near the convergence of Interstates I-255, I-55, I-64 and I-70 making this an ideal logistical location.



	10 Miles	20 Miles	30 Miles
Population	280,844	1,318,390	2,024,185
Total Employees	154,093	689,957	1,137,030
Median HH Income	58,922	54,709	61,931

Listing No: 156  
Industrial  
Office /Warehouse

Eastport Center IV  
1609 Eastport Plaza Drive  
Collinsville, IL 62234

**SALE INFORMATION:**

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

**LEASE INFORMATION:**

For Lease: Yes  
Lease Rate: \$8.95/SF  
Lease Type: NNN  
Net Charges: \$2.11  
CAM Charges:  
Lease Term:

**Leasing Comments:**

\*Finish to suit with 10% office build out.

Total SF Available: 61,500 SF  
Min Divisible SF: 6,000 SF

**SQUARE FOOT INFO:**

Building Total: 61,500 SF  
Total Available: 61,500 SF  
Direct Lease: 61,500 SF  
Sublease: 0 SF  
Office: \*To be determined  
Warehouse: \*To be determined  
Min Divisible: 6,000 SF  
Max Contiguous: 61,500 SF

**LAND MEASUREMENTS:**

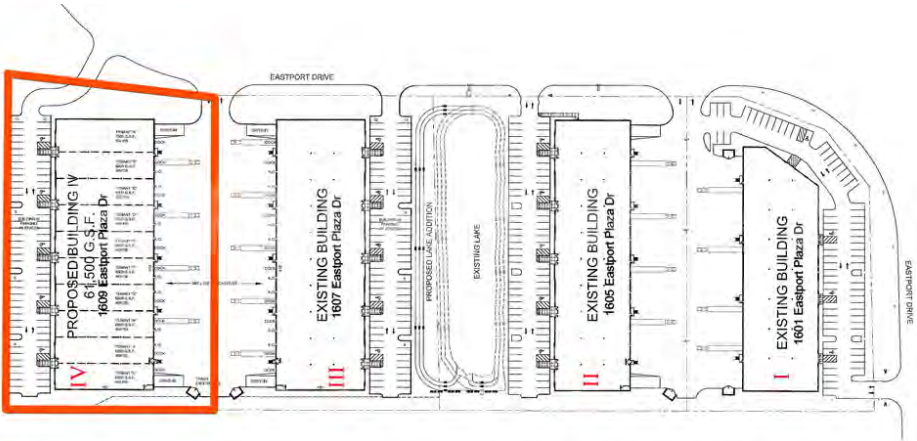
Acres:  
Frontage: 476 FT  
Depth: 330 FT

**PROPERTY INFORMATION:**

Parcel No:	13-2-21-30-08-202-003	TIF:	Yes	Property Tax:
County:	Madison	Enterprise Zone:	No	Tax Year:
Zoning:	BP-3	Foreign Trade Zone:	No	
Zoning By:	Collinsville	Survey:	Yes	
Industrial Park:	Eastport Plaza Industrial	Environmental:	No	
Prior Use:	Land	Archaeological:	No	

**STRUCTURAL DATA:**

Year Built:	2023	Clearance Min:	20'	Style:	Tilt-up
Rehab Year:		Clearance Max:	24'	Roof:	Membrane Flat
		Bay Spacing:	40'x50'	Exterior:	Concrete / Tilt-Up
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	No



1609 Eastport Plaza Drive  
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 Illinois	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	200	<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>	4	<b>Size:</b>	8'x10'	<b>Parking:</b>	48
<b>Dock Levelers:</b>	Yes	<b>Capacity:</b>		<b>Surface Type:</b>	Asphalt
<b>Drive-In Doors:</b>	1	<b>Size:</b>	Negotiable	<b>Yard:</b>	No
<b>Box Van Doors:</b>	No			<b>Extra Land:</b>	No
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>					
<b>Heating:</b>	Office/Warehouse	<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>	Fully Sprinkled (ESFR Sprinklers)	<b>Ventilation:</b>	Yes		
<b>Lighting:</b>	LED	<b>Compressed Air:</b>	No		
<b>Skylights:</b>	No				

### TRANSPORTATION

<b>Interstate:</b>	I-255 .5 miles
<b>Rail:</b>	No
<b>Barge:</b>	No
<b>Airport:</b>	Lambert International Airport - 27 Miles

### Listing Broker(s)

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

### Comments

Eastport Plaza IV - New Construction. Office/Warehouse Use. Finish to suit.

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.