

29,800 SF OFFICE/WAREHOUSE SPACE

1300 Lebanon Road, Collinsville, Illinois 62234



FOR LEASE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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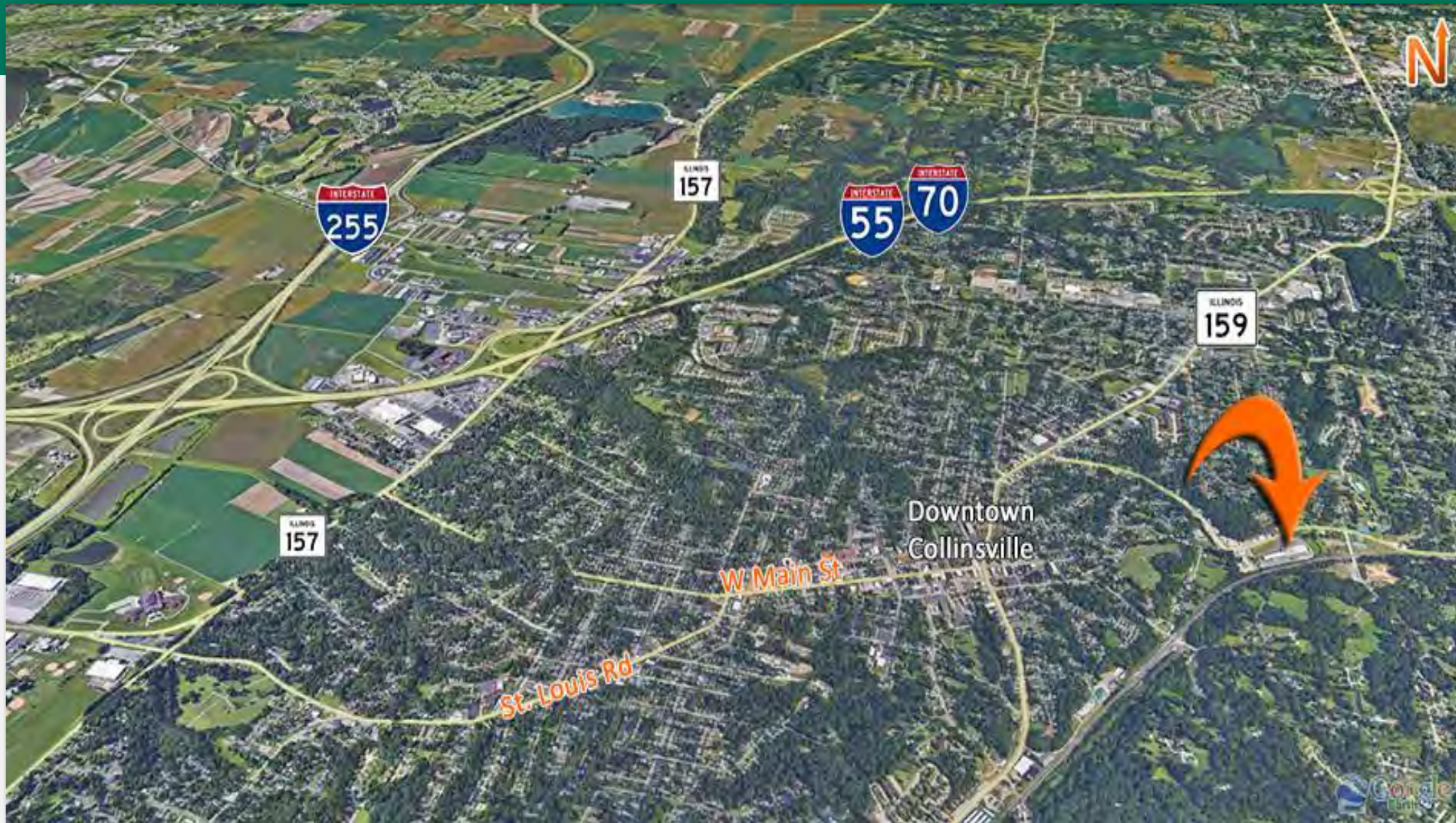
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends that the purchaser see's independent investigation.

AREA MAP



LEASE RATE: \$5.00/SF, Modified Gross

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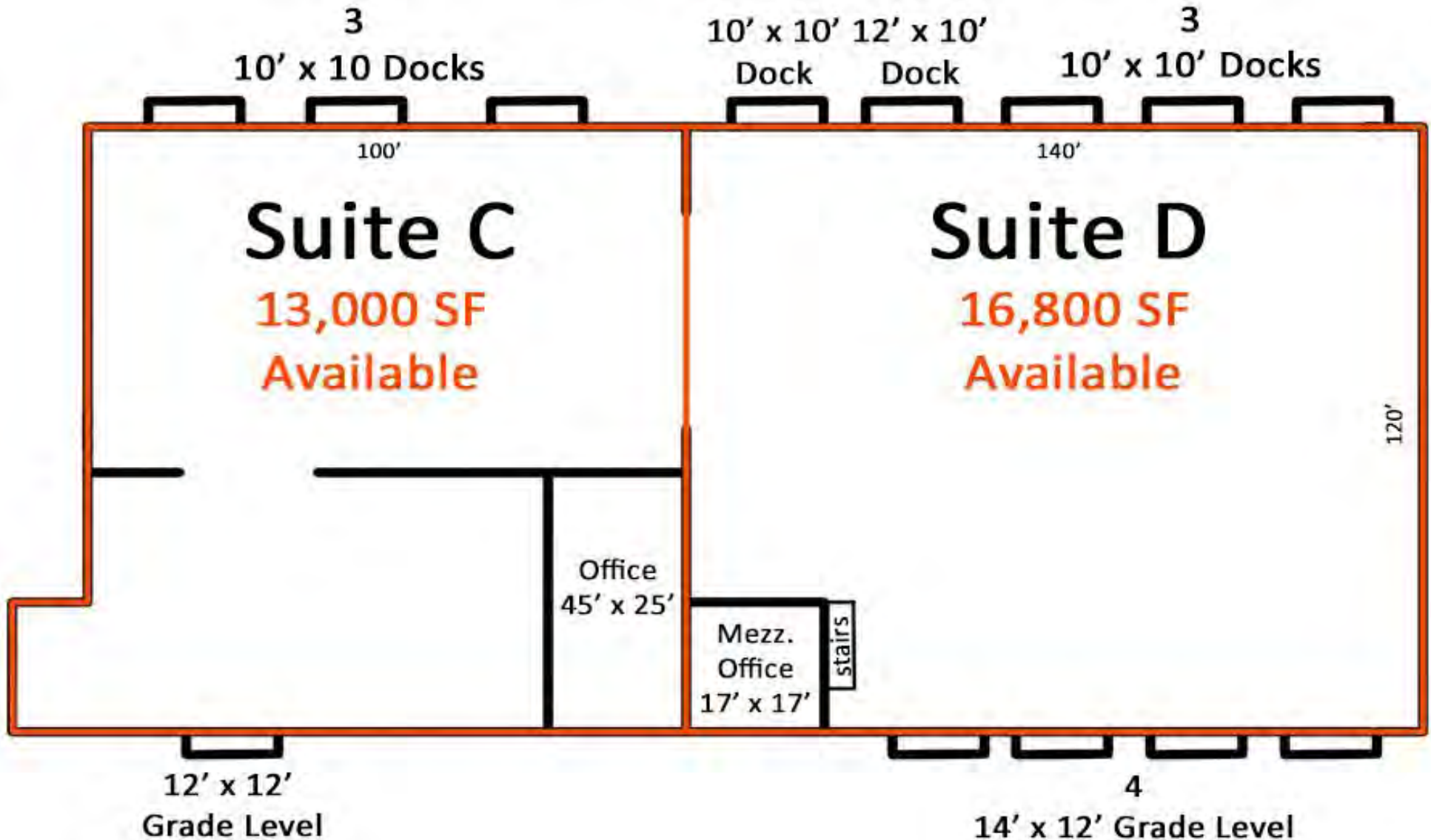
FLOOR PLAN

SUITE C: 13,000 SF Warehouse Space

- (2) 10' x 10' Dock doors
- (1) 12' x 12' Grade level doors
- 24' ceilings
- 1,754 SF office

SUITE D: 16,800 SF Warehouse Space

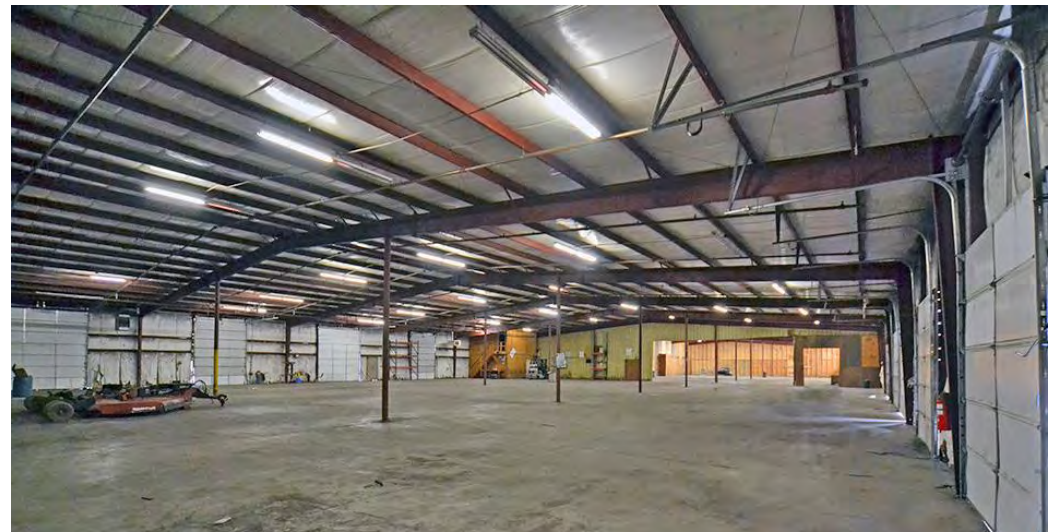
- (4) 10' x 10' Dock doors
- (1) 12' x 10' Dock door
- (4) 14' x 12' Grade level doors
- 289 SF Second floor office



IMAGES



SUITE C: 13,000 SF Warehouse Space



SUITE D: 16,800 SF Warehouse Space

Listing No: 2669

Industrial

1300 Lebanon Road
Collinsville, IL 62234**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$5.00

Lease Type: Modified Gross

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

29,800 SF Warehouse space, (7) 10'x10' Dock Doors, (1) 12'x10' Dock Doors, (4) 14'x12' Grade Level Doors, (1) 12'x 12' Grade level doors, and 24' Ceilings.

Total SF Available: 29,800 SF**Min Divisible SF: 13,000 SF****SQUARE FOOT INFO:**

Building Total: 63,500 SF

Total Available: 29,800 SF

Direct Lease: 29,800 SF

Sublease: 0 SF

Office: 1,754 SF

Warehouse: 28,048 SF

Min Divisible: 13,000 SF

Max Contiguous: 29,800 SF

LAND MEASUREMENTS:

Acres: 9.25

Frontage: 800 FT

Depth: 460 FT

PROPERTY INFORMATION:

Parcel No: 13-1-21-27-20-401-009;015 (partial)

County: Madison

Zoning: Industrial

Zoning By: Collinsville

Industrial Park: Trucking/Warehouse

Prior Use: Warehouse Office

TIF: No

Enterprise Zone: No

Foreign Trade Zone: No

Survey: No

Environmental: No

Archaeological: No

Property Tax: \$26,069.24

Tax Year: 2021

STRUCTURAL DATA:

Year Built: 1970

Rehab Year: 1999

Clearance Min: 14'

Clearance Max: 24'

Bay Spacing: 24'

Style: Metal

Roof: Metal

Exterior: Metal

Floors: 1

Floor Type: Concrete

Floor Thickness: 6"

Floor Drains: No



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Collinsville, IL 62234

UTILITY INFORMATION

Water Provider:	City of Collinsville	Service:		Location:	On Site
Sewer Provider:	City of Collinsville	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	1200	Phase:	3		
Low Volts:	120	High Volts:	208		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	8	Size:	(7) 10'x10' Dock (1) 10'x12' Dock	Parking:	50
Dock Levelers:	2	Capacity:		Surface Type:	Rock & Chip
Drive-In Doors:	5	Size:	(1) 12'x12' (4) 14'x12'	Yard:	7.0 Acres
Box Van Doors	No			Extra Land:	2.25 Acres
Overhead Cranes:	No	Size:	N/A n/a	Additional Facility Information:	
Elevators:	No				
Heating:	Warehouse/Office	Men's Restroom:	Yes	TRANSPORTATION	
Cooling:	Office	Women's Restroom:	No	Interstate:	I-55 & I-255 (3 Miles)
Insulated:	Yes	Shower:	No	Rail:	CSX No Spur
Sprinklers:	Yes	Ventilation:	Yes	Barge:	
Lighting:	Fluorescent	Compressed Air:	No	Airport:	Lambert 30-Miles St. Louis Downtown 10- Miles
Skylights:	No				

Comments**Listing Broker(s)**

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