

FOR SALE: SHOVEL READY DEVELOPMENT WITH INCENTIVES

1001 & 1003 McDonough Lake Rd., Collinsville, IL 62234



CONTACT BROKER FOR PRICING

BARBERMURPHY
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PROPERTY SUMMARY

(2) 48,000 SF Warehouse/Service Center Building for Lease. Standard bay size 9,600 SF or larger; divisible to 4,600+ SF. Located near the McDonough Lake Rd./Horseshoe Lake Dr. Intersection just off I-255 (exit 26)

- Flexible bay sizes from 4,600 SF - 48,000 SF
- Rare outside storage with secure access control and surveillance available
- Interstate access to I-255, I-70, & I-55 - faster routes, lower costs
- 40'x40' Column Grid
- 22' clear height to bottom of the Bar Joists
- Dock & Drive-In capability of (2) 9'W x 10'H Dock Doors - (1) with a 6'x6' Dock Leveler and Shroud, (1) with Bumpers (per bay)
- Additional OH door knockout available
- Fully Sprinklered
- 10% Office Finish Allowance @\$50/SF
- Speed to market - permitting & entitlements secured

WHY THIS PROPERTY WINS

Secure Outside Storage

Flexible Bay Sizes

Dock+Drive-In Capability

New Construction

Interstate Access (I-255)

Rare + Valuable

Grow without moving

True service functionality

No deferred maintenance

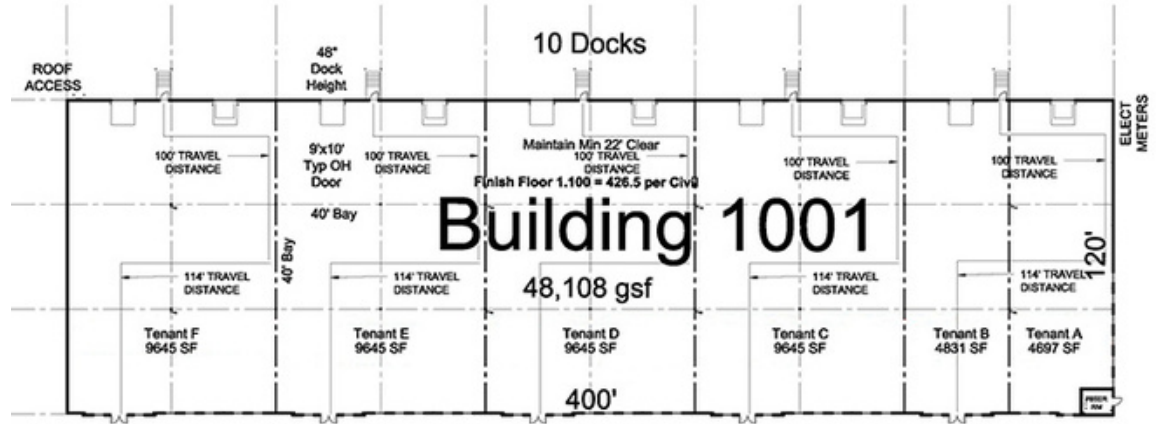
Faster routes, lower costs

PROPOSED FLOOR PLAN

1001-1003 McDonough Lake Rd., Collinsville, IL

BUILDING 1001 SQUARE FOOTAGE SUMMARY

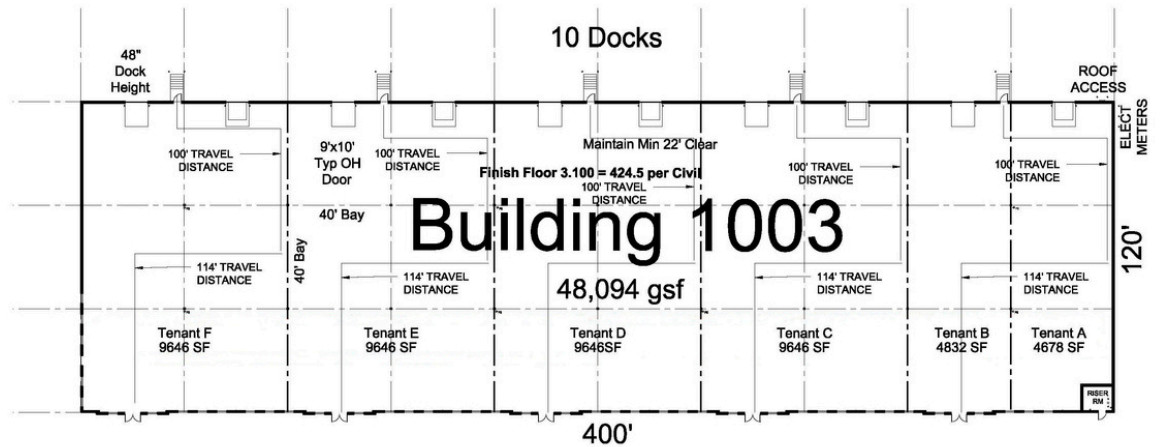
Space	GSF	Load Factor	RSF
F	9,619 sf	1.0027	9,645 rsf
E	9,619 sf	1.0027	9,645 rsf
D	9,619 sf	1.0027	9,645 rsf
C	9,619 sf	1.0027	9,645 rsf
B	4,818 sf	1.0027	4,831 rsf
A	4,684 sf	1.0027	4,697 rsf



*Not to scale

BUILDING 1003 SQUARE FOOTAGE SUMMARY

Space	GSF	Load Factor	RSF
F	9,619 sf	1.0028	9,646 rsf
E	9,619 sf	1.0028	9,646 rsf
D	9,619 sf	1.0028	9,646 rsf
C	9,619 sf	1.0028	9,646 rsf
B	4,818 sf	1.0028	4,832 rsf
A	4,665 sf	1.0028	4,678 rsf



*Not to scale

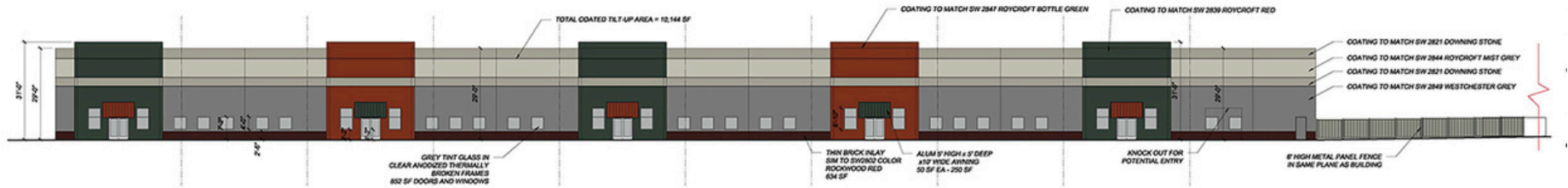
SOUTH ELEVATION

1001-1003 McDonough Lake Rd., Collinsville, IL



Building 1001 South Elevation

1/16" = 1'-0"



Building 1003 South Elevation

1/16" = 1'-0"



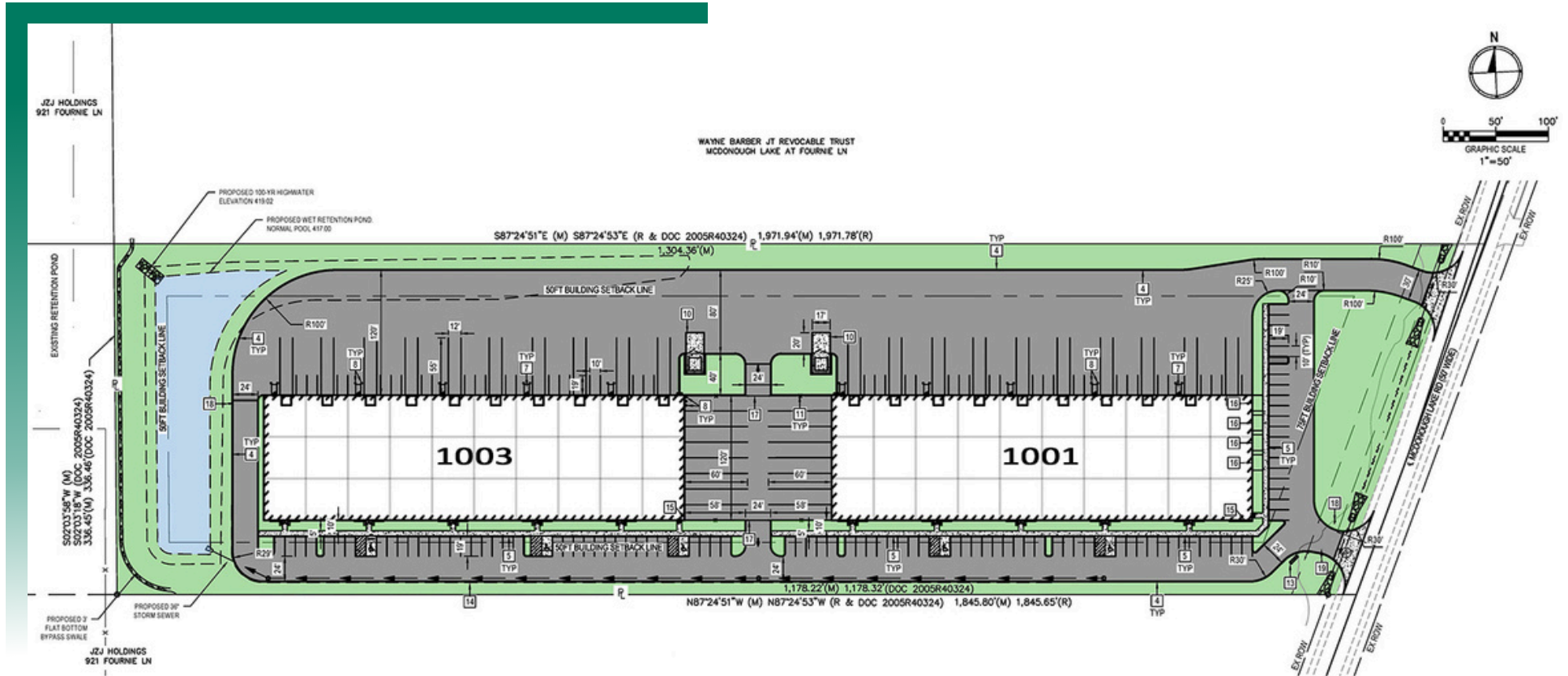
South Elevations

1/32" = 1'-0"

*Not to scale

SITE PLAN

1001-1003 McDonough Lake Rd., Collinsville, IL



IDEAL USERS

- HVAC/plumbing/electrical contractors
- Last-mile/logistics companies
- Equipment rental/service companies
- Light manufacturing
- Fleet-based operators

AREA MAP

1001-1003 McDonough Lake Rd., Collinsville, IL



LOCATION OVERVIEW

Located near the intersection of Horseshoe Lake Rd. and McDonough Lake Rd., less than 1/2 mile off I-255 (exit 26). Situated in the most centralized area in the Metro-East Market where Interstates I-255, I-55/70 and I-64 make this an ideal location. 15 miles from downtown St. Louis.

INDUSTRIAL PROPERTY SUMMARY

MCDONOUGH LAKE ROAD

LISTING # 3050

LOCATION DETAILS:

Parcel #: 13-1-21-19-00-000-008.001; 13-1-21-20-00-000-013.001
County: IL - Madison
Zoning: BP-3

PROPERTY OVERVIEW:

Building SF: 96,000
Office SF: 10% Build-out
Warehouse SF: 90% Build-out
Min Divisible SF: 4,600+ / per bldg
Max Contig SF: 48,000 / per bldg
Lot Size: 9.30 Acres
Parking Spaces: 129
Parking Surface Type: Asphalt
Archeological: Yes
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 2025
Clear Ht Min: 22'
Clear Ht Max: 24'
Bay Spacing: 40'x40'
Construction Type: Tilt Up Panels
Roof: PVC w/R30 Insulation
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Yes
AC: TBD
Lighting: LED
Sprinklers: Yes
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: No
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 10 / per Bldg - 2 / per Bay
Dock Door Size: 9'x10'
Dock Levelers: (1) 6'x6 Leveler and Dock Shroud/BA
Drive In Doors: Knock out available
Drive In Door Size: 12'x14'

TRANSPORATION:

Interstate Access: I-255, I-55/70, I-270, I-64



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INDUSTRIAL PROPERTY SUMMARY PG 2

1001-1003 MCDONOUGH LAKE RD

UTILITY INFO:

Water Provider:	Collinsville
Water Location:	On Site
Sewer Provider:	Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	SW Electric
Electric Location:	On Site
Voltage Low:	277
Voltage High:	480
Amps:	200
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No



SALE INFORMATION:

Sale Price: Contact broker for pricing

PROPERTY DESCRIPTION:

(2) 48,000 SF Warehouse/Service Buildings. Each building consists of (5) 9,600 SF bays (divisible to approx. 4,600 SF), (10) 9'x10' dock doors per building with (1) 6'x6' dock leveler with shroud and bumpers. Additional 12'x14' OH door knockout available. 10% office buildout per bay.