

FOR LEASE

100 Commerce Center Dr
Collinsville, IL 62234



49,379 SF OFFICE/WAREHOUSE SPACE FOR LEASE - WILL DIVIDE DOWN TO 16,667 SF

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FINISH TO SUIT OFFICE/WAREHOUSE

100 Commerce Center Dr., Collinsville, IL 62234



NEW CONCRETE TILT-UP CONSTRUCTION

- 5% office build-out
- Divisible
- (1) 12'x14' drive-in door/suite
- (2) 9'x10' dock doors/suite
- ESFR sprinklers
- 41.8' x 50' column spacing
- Parking spots negotiable
- Taxes abated
- Building Dimensions: 200' x 375'
- Will divide down to 16,667 SF

CONTACT BROKER FOR PRICING



(2) 9'X10' DOCK DOORS



(1) 12'X14' DRIVE-IN DOOR



ESFR SPRINKLER



5% OFFICE BUILD-OUT

FLOOR PLAN

100 Commerce Center Dr., Collinsville, IL 62234

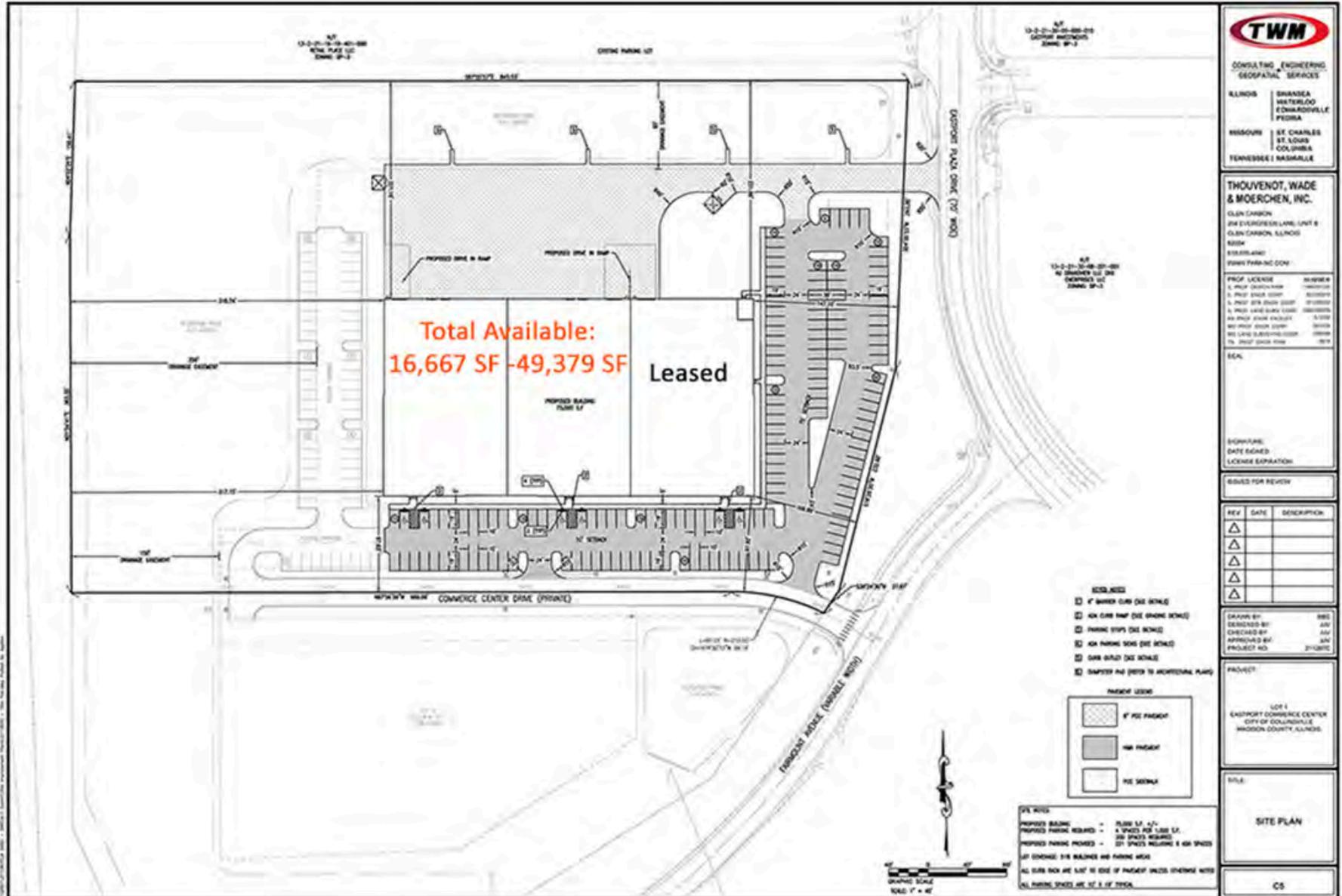


Flex office and/or warehouse use
Total building size - 75,000 SF
Leasable SF available - up to 49,379 SF
Will subdivide down to 16,667 SF

35' max deck height
28' clear height
6" concrete floor slab

SURVEY MAP

100 Commerce Center Dr., Collinsville, IL 62234



AREA MAPS

100 Commerce Center Dr., Collinsville, IL 62234



LOCATION OVERVIEW

Located in the Eastport Plaza Industrial/Business Park.

Eastport is a rapidly growing light Industrial area.

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 logistical location. 15 miles from downtown St. Louis.



I-55/70 & I-255



EXITS: 25, 26 & 11



ST. LOUIS LAMBERT INTERNATIONAL
27 MILES

INDUSTRIAL PROPERTY SUMMARY

100 COMMERCE CENTER DRIVE

LISTING # 2521

LOCATION DETAILS:

Parcel #: 13-2-21-30-00-000-024/025
County: IL - Madison
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 75,000
Vacant SF: 49,379
Office SF: 5% buildout
Warehouse SF: 95% buildout
Min Divisible SF: 16,667
Max Contig SF: 49,379
Lot Size: 9.89 Acres
Frontage: 972
Depth: 872
Parking Spaces: 168
Parking Surface Type: Concrete 8" unreinforced/4,000 PSI dock apron
Archeological: Yes
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 2024
Clear Ht Min: 28
Clear Ht Max: 35
Bay Spacing: 50' at the speed bays and 41.8' x 50' throughout
Construction Type: Frame: Tilt Up Concrete, Exterior: Concrete
Roof: 45 Mil TPO- R20; Min I-60
Floor Type: Concrete

FACILITY INFORMATION:

Heat: Warehouse 2 MUA units
AC: Office
Lighting: LED motion sensor
Sprinklers: ESFR
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 2 per suite
Dock Doors: 9' x10'
Dock Levelers: 7'x8' pit
Dock Leveler Capacity: 45,000 lb with seals & bumpers
Drive In Doors: 1 per suite
Drive In Door Size: 12'x14'

TRANSPORATION:

Interstate Access: 0.5 Miles from I-255
Airport Access: St. Louis Lambert International - 27 Miles

INDUSTRIAL PROPERTY SUMMARY PG 2

100 COMMERCE CENTER DRIVE

UTILITY INFO:

Water Provider:	City of Collinsville
Water Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	600
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$506.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Lease Rate:	\$9.00 - \$10.00/SF
Lease Type:	NNN
NNN Expenses:	\$0.90

PROPERTY DESCRIPTION:

Finish to Suit Office/Warehouse - New Construction
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ESFR sprinklers, 41.8' x 50' column spacing. Parking spots negotiable. Taxes abated. Building
Dimensions: 200'x 375'
Leasable SF available - 16,667 SF up to 49,379 SF. 35' max deck height. 28'clear height. 6"
concrete floor slab