

319,500 SF FOR LEASE CLASS A CROSS-DOCK DISTRIBUTION SPACE

PLYMOUTH REIT

AVAILABLE 1/1/26

3919 Lakeview Corporate Drive
Edwardsville, IL 62025

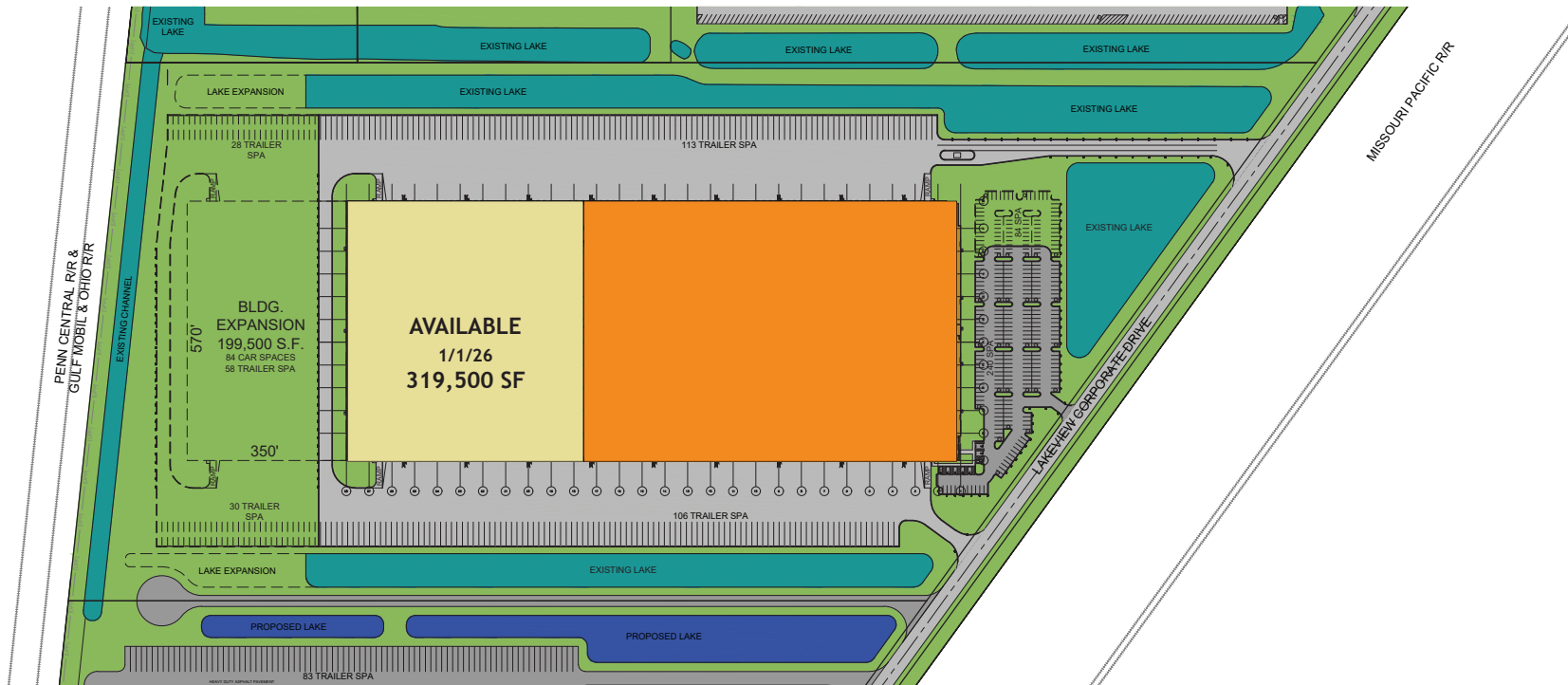
BLOCK

HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

3919 LAKEVIEW CORPORATE DRIVE

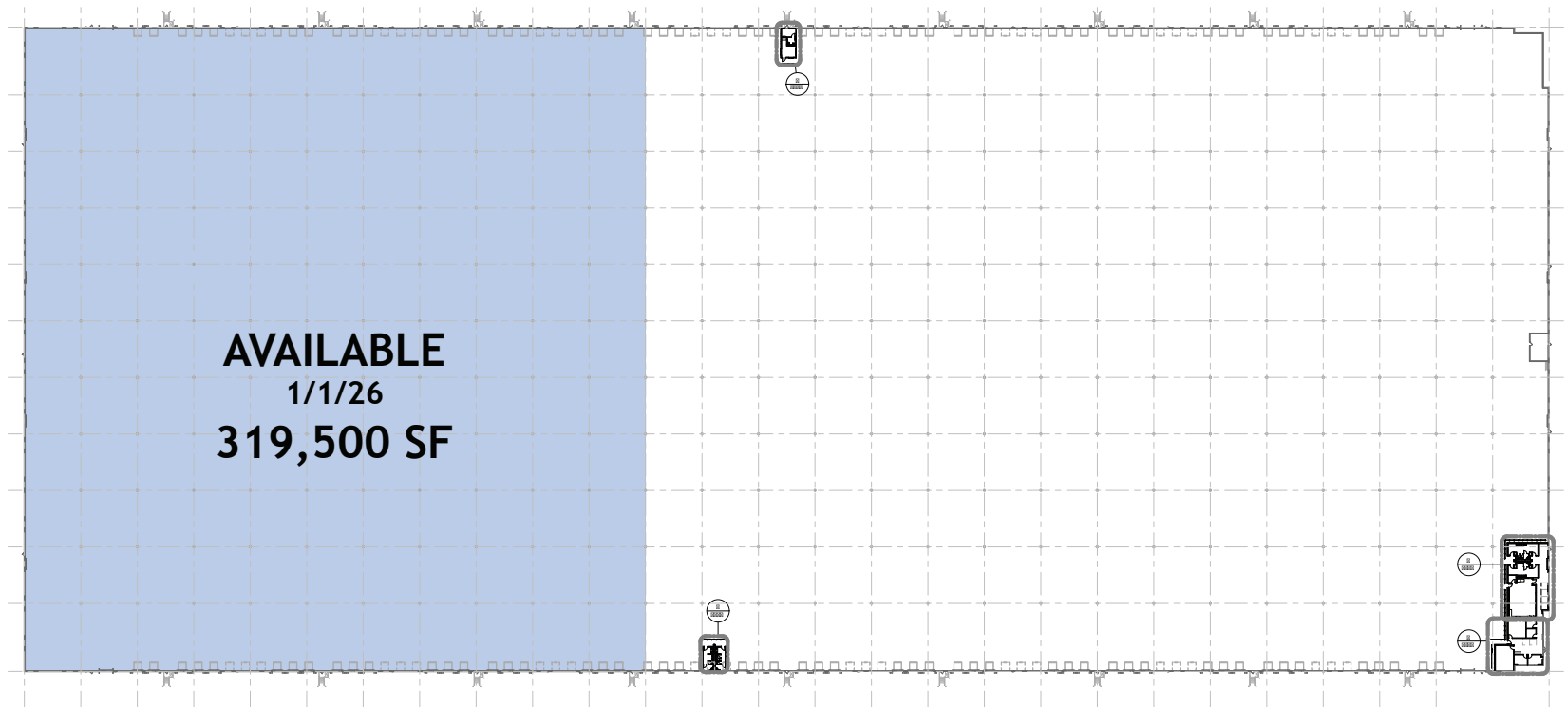
EDWARDSVILLE, IL 62025



- Office BTS
- 36' Clear Ceiling Height
- 50' x 60' Column Spacing
- LED Lights
- ESFR Sprinkler System
- 224 Trailer Stalls
- Expandable by 199,500 SF
- Two (2) Rupp Gas Fired Make-Up Air Units
- 2,000 Amps / 480 Volts / 3-Phase Power
- Forty (40) Exterior Docks
- Two (2) Grade-Level Doors

- **Tax Abatement:** 2025 to 2026 - 100%; 2027 - 70%; 2028 - 40%; 2029 - 10%; 2030 - fully assessed.

PROPERTY SPECS



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EDWARDSVILLE, IL 62025



JEFF HAWLEY

(636) 534-2904 | jhawley@blockhawley.com

LEASE RATE: \$4.50/SF NNN

P | **PLYMOUTH REIT**

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CONTACT INFORMATION

16253 Swingley Ridge Rd. | Suite 150 | Chesterfield, MO 63017 | Phone: (636) 534-2900 | www.blockhawley.com

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