

769,500 SF FOR LEASE CLASS A CROSS-DOCK DISTRIBUTION SPACE

3919 Lakeview Corporate Drive
Edwardsville, IL 62025

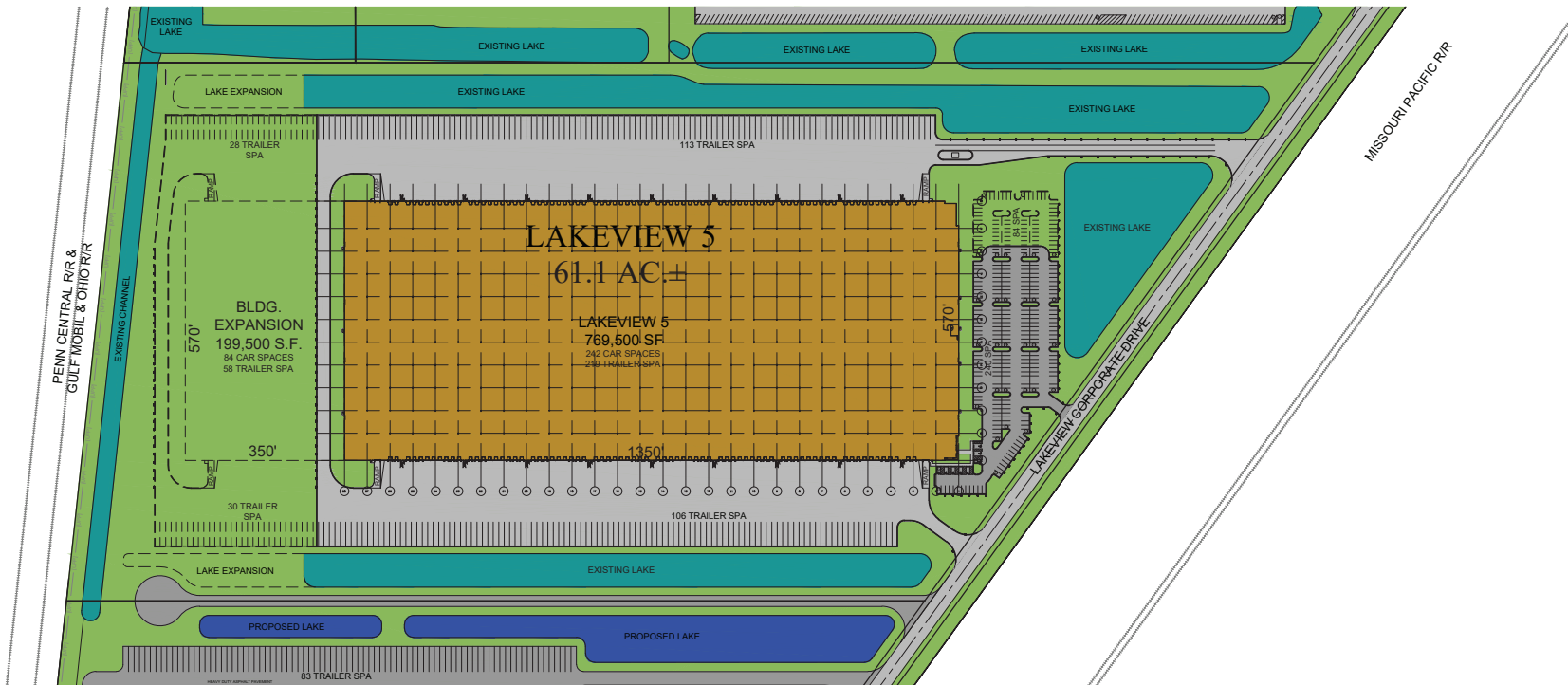
BLOCK

HAWLEY

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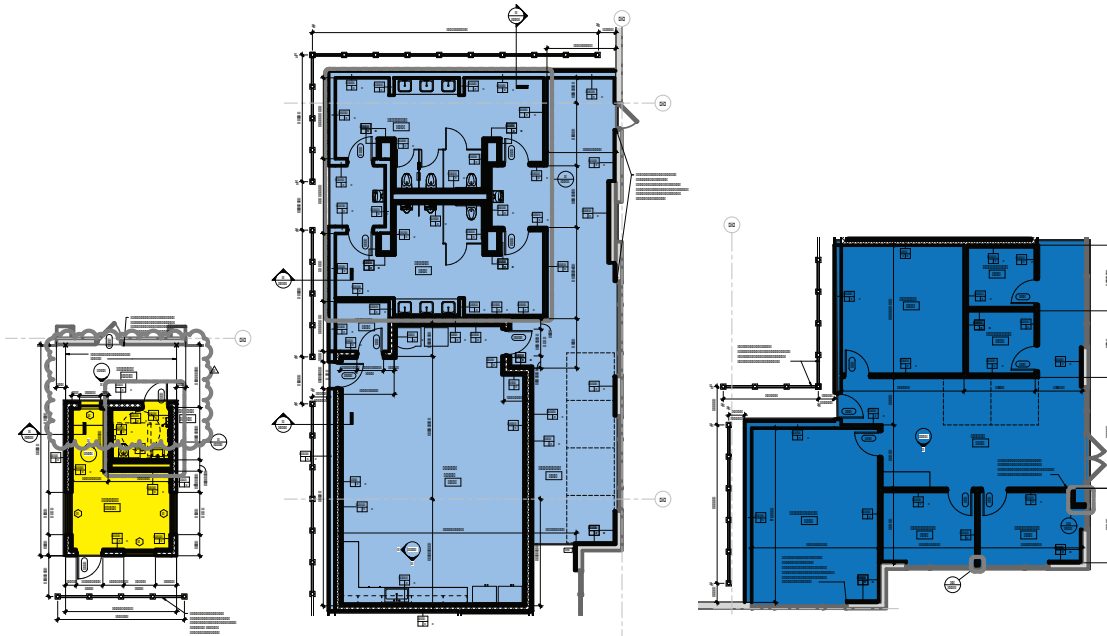
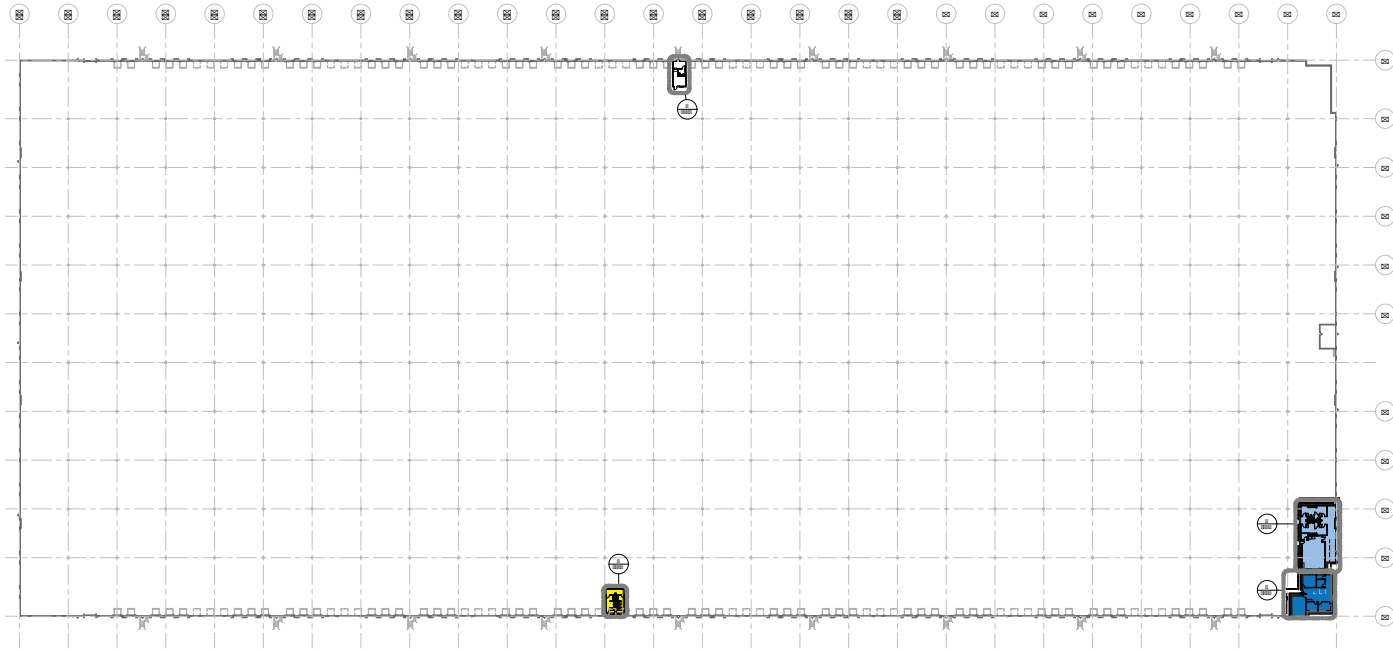
3919 LAKEVIEW CORPORATE DRIVE

EDWARDSVILLE, IL 62025



PROPERTY SPECS

- 6,500 SF of Offices
- 36' Clear Ceiling Height
- 50' x 60' Column Spacing
- LED Lights
- ESFR Sprinkler System
- 224 Trailer Stalls
- Charging Station
- Expandable by 199,500 SF
- Four (4) Rupp Gas Fired Make-Up Air Units
- Eight (8) Big Ass Fans
- 2,000 Amps / 480 Volts / 3-Phase Power
- One Hundred Four (104) Exterior Docks (Can be Expanded by Additional 48 Docks)
- Four (4) Grade-Level Doors
- Rail Service Possible with a Large Rail Need (KC Southern/CP)
- **Tax Abetement:** 2024 to 2026 - 100%; 2027 - 70%; 2028 - 40%; 2029 - 10%; 2030 - fully assessed.



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JEFF HAWLEY

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LEASE RATE: \$4.50/SF NNN



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CONTACT INFORMATION

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