

PRE-LEASING UNDERWAY - STATE-OF-THE-ART-HIGH-EFFICIENCY (2) 48,000 SF SERVICE CENTER/WAREHOUSE BUILDINGS

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



**New construction - speed to market - flexible 4,600-48,000 SF suites
with fenced outdoor storage available with I-255 access**

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensei
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



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

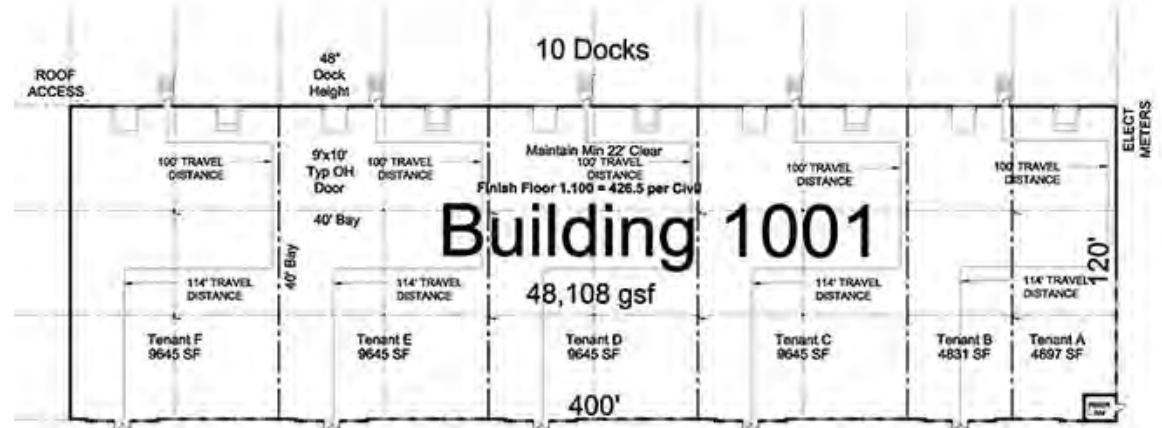
Faster routes, lower costs

PROPOSED FLOOR PLAN

1001-1003 McDonough Lake Rd., Collinsville, IL

BUILDING 1001 SQUARE FOOTAGE SUMMARY

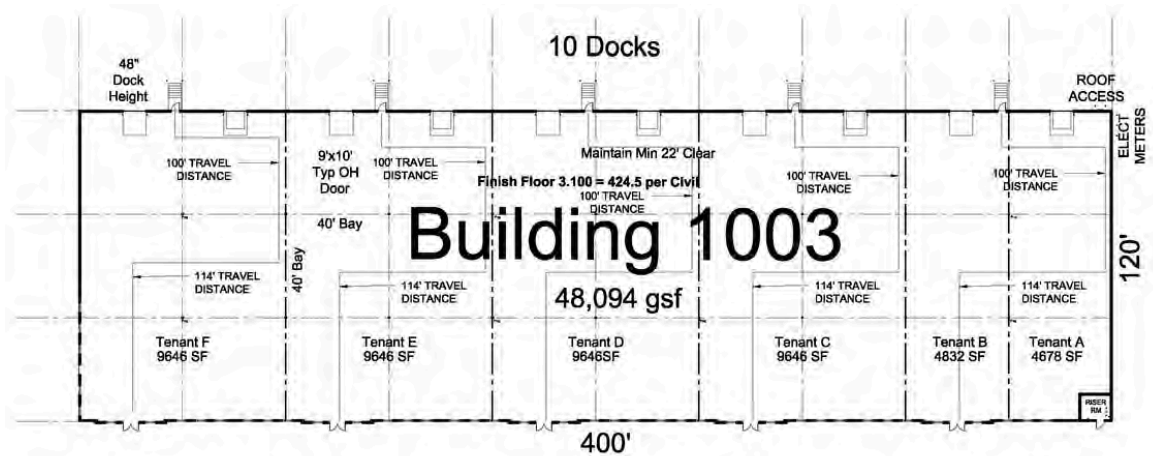
Space	GSR	Load Factor	RSF
F	9,619 SF	1.0027	9,645 RSF
E	9,619 sf	1.0027	9,645 rsf
D	9,619 sf	1.0027	9,645 rsf
C	9,619 sf	1.0027	9,645 rsf
B	4,818 sf	1.0027	4,831 rsf
A	4,684 sf	1.0027	4,697 rsf



*Not to scale

BUILDING 1003 SQUARE FOOTAGE SUMMARY

Space	GSR	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



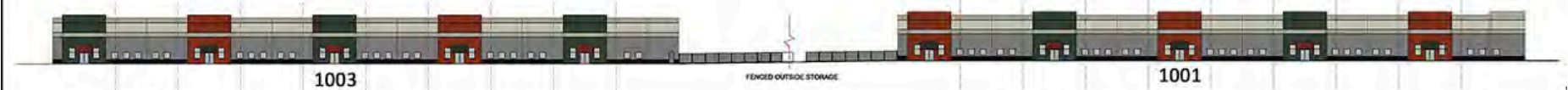
Building 1001 South Elevation

1/16" = 1'-0"



Building 1003 South Elevation

1/16" = 1'-0"



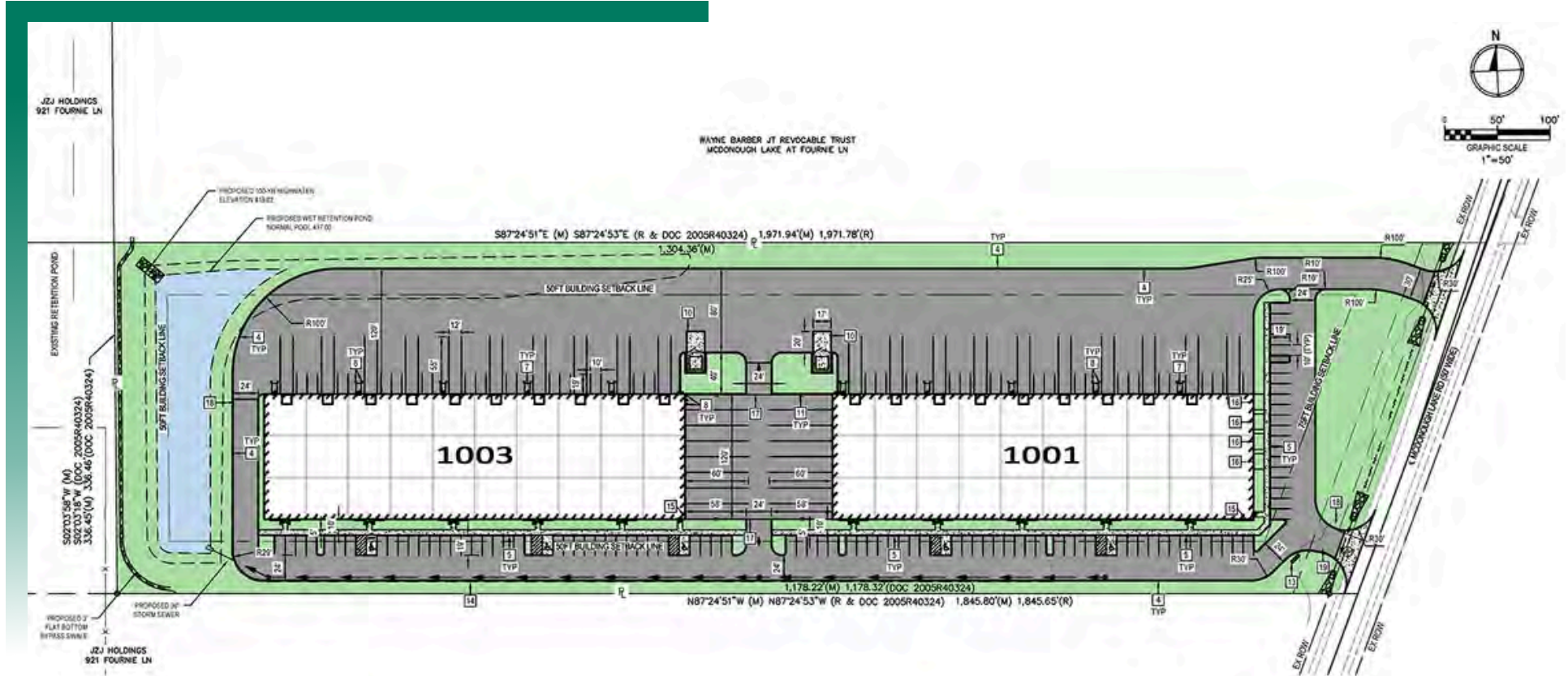
South Elevations

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

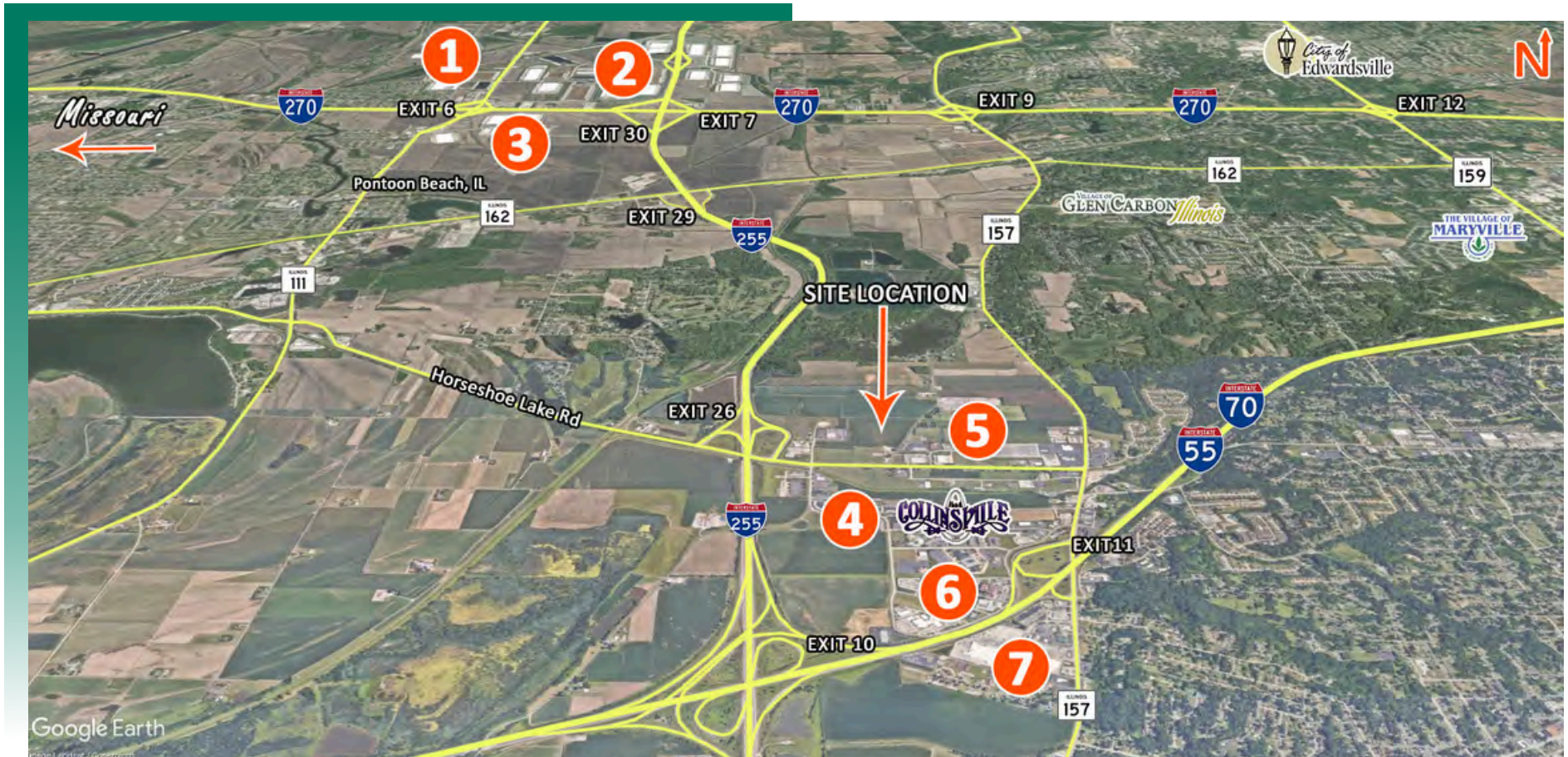
1001-1003 McDonough Lake Rd., Collinsville, IL



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.

AREA OVERVIEW



1 Lakeview Commerce Center

2 **GATEWAY COMMERCE CENTER**



4 Eastport Plaza Park

5

		Company Headquarters	

6

7

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

INDUSTRIAL PROPERTY SUMMARY PG 2

MCDONOUGH LAKE ROAD

UTILITY INFO:

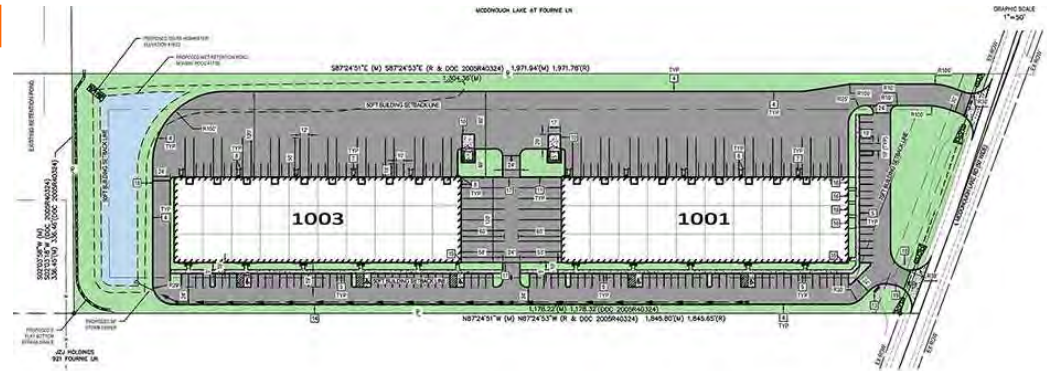
Water Provider:	Collinsville
Water Location:	On Site
Sewer Provider:	Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	SW Electric
Electric Location:	On Site
Voltage Low:	277
Voltage High:	480
Amps:	200
Phase:	3 phase 4-wire

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	Estimated \$1.67/SF
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LEASE INFORMATION:

Lease Rate:	Starting at \$11.50/SF
Lease Type:	NNN
NNN Expenses:	TBD

PROPERTY DESCRIPTION:

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