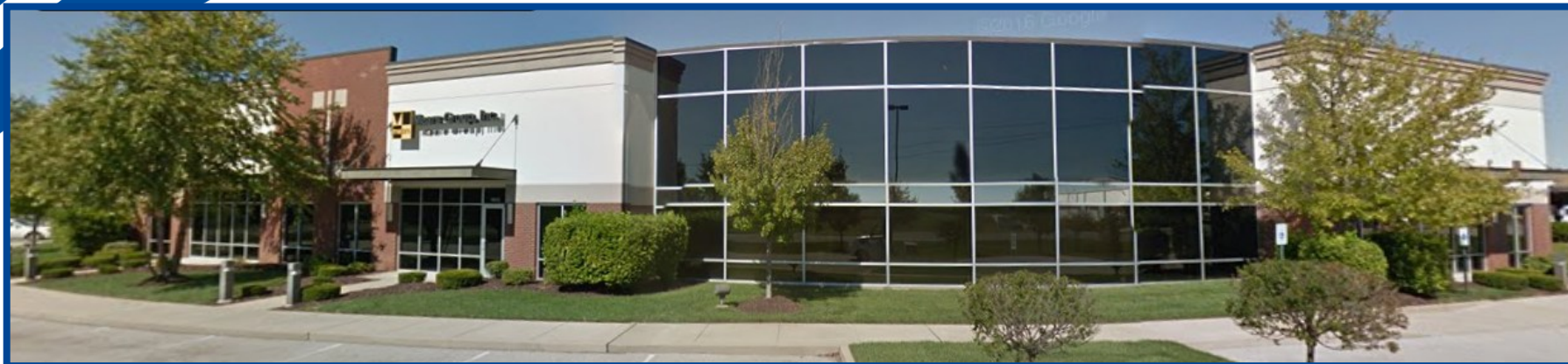


**FOR LEASE**

**13,000 + SF OFFICE / LAB / MEDICAL SPACE**

1616 & 1622 Eastport Plaza Drive, Collinsville, IL 62234



**25,190 SF OFFICE BUILDING**

Total SF Available: 13,000 SF +

**13,000 + SF OF CONTIGUOUS OFFICE SPACE AVAILABLE IN  
COLLINSVILLE'S THRIVING EASTPORT DISTRICT.**

- ☐ Divisible by 6,000 +/- SF
- ☐ Easy Access from I-255 (Exit 26) & I-55/I-70 (Exit 11)
- ☐ Great Visibility
- ☐ Excellent Location in Collinsville's thriving Eastport District. Great for Businesses Operating in IL & MO (Minutes from Downtown St. Louis and Centered between Madison & St. Clair Counties, IL)
- ☐ 1 mile plus/minus from:
  - FedEx Office Ship Center
  - US Post Office
  - Dayton Freight's 106-Acre Truck Terminal Development
  - Gateway Conference Center, Restaurants & Lodging



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## 6,368 SF OFFICE SPACE



### 1622 EASTPORT PLAZA:

- ◆ Total SF Available: 6,368 SF +/-
  - 13 Individual Offices
  - Reception Area
  - Large Open Areas
  - Conference Room
  - Kitchen
  - Storage Room
  - Copier Room / File Room
  - Men and Ladies Restrooms
  - Restaurants and Lodging

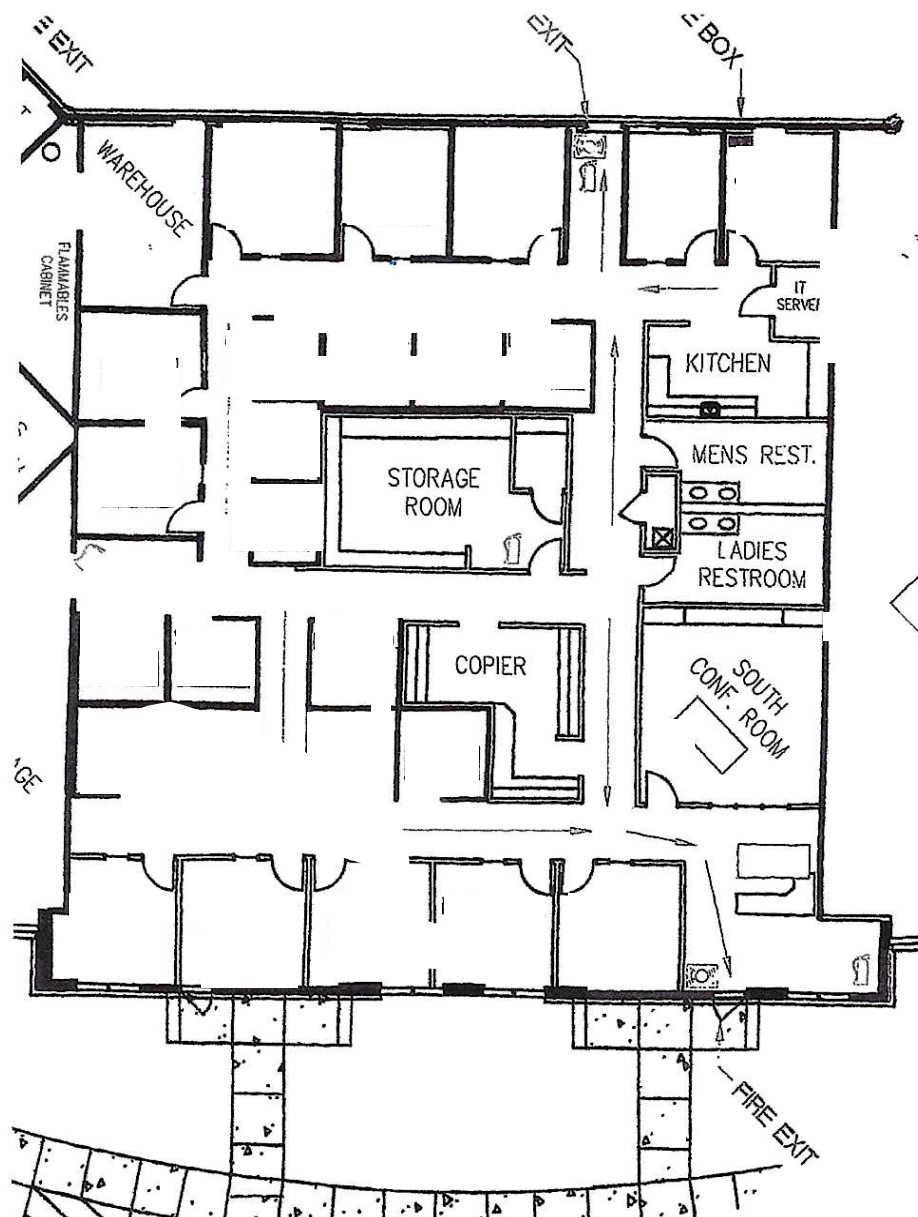
**LEASE RATE: \$16.00 PER SF NNN**



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## 6,368 SF Floor Plan

- ◆ 13 Individual Offices
- ◆ Reception Area
- ◆ Large Open Areas
- ◆ Conference Room
- ◆ Kitchen
- ◆ Storage Room
- ◆ Copier Room / File Room
- ◆ Men and Ladies Restrooms

LEASE RATE: \$16.00 PER SF NNN

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## 1616 EASTPORT PLAZA:

☐ Most Recent Use: Toxicology Lab

☐ As a Lab, Space offers :

Mass Spectrometry Room

Exhaust Tubes (Chemicals & Reagents)

Nitrogen Tank Pad Ready with Medical Grade Stainless Steel  
under Concrete feeding Nitrogen into space.

Emergency Shower System

Server Room

Separate FOB (Electronic) Door

AC & Humidity Controlled

☐ Generator

☐ UPS System

☐ Walk-In Cooler

**LEASE RATE: \$16.00 PER SF NNN**

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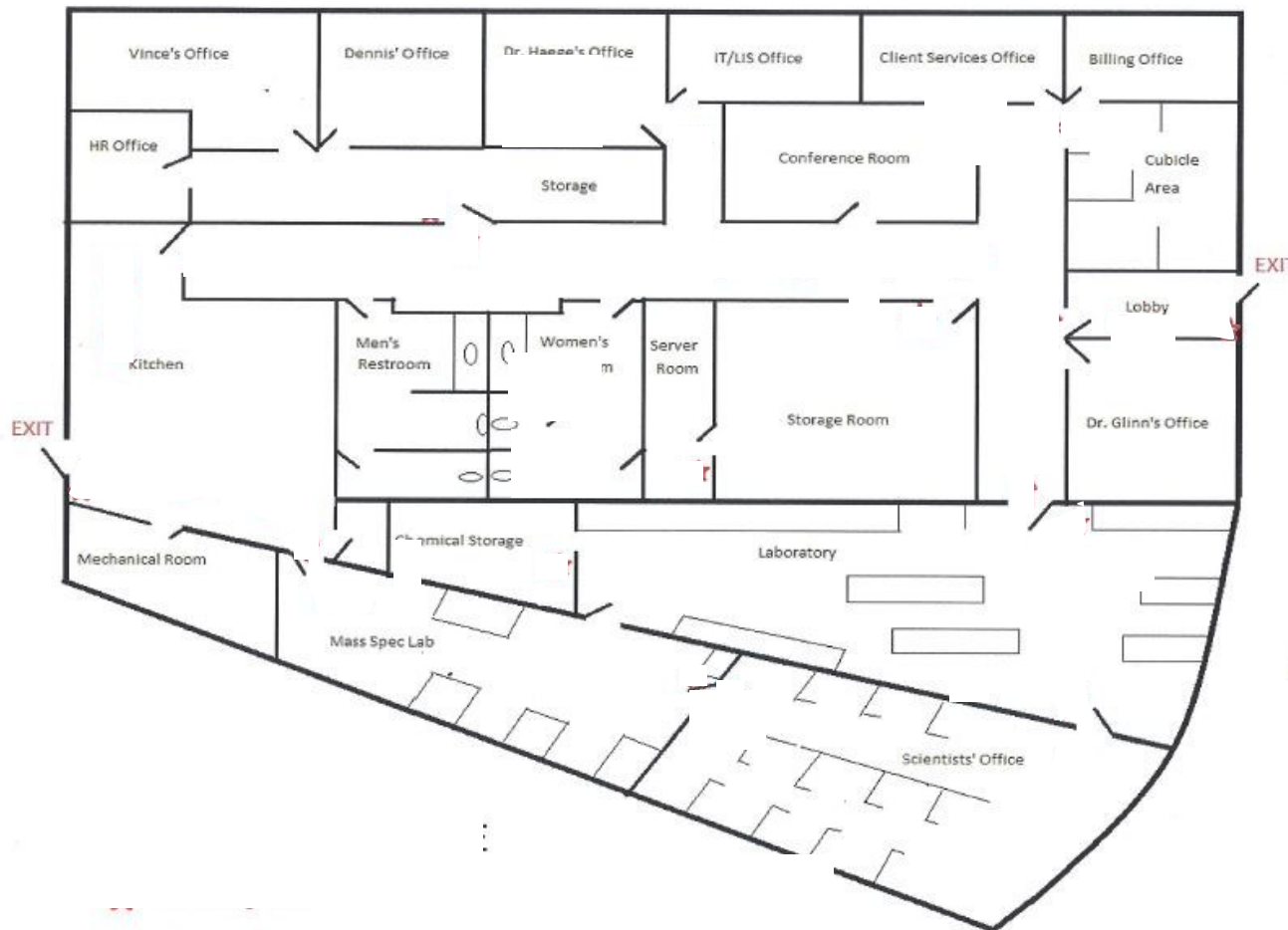
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1616 Eastport Plaza Drive, Collinsville, IL 62234

## FLOOR PLAN

**6,635 SF**



- ♦ 8 Individual Bs. Offices
- ♦ Scientist Office
- ♦ Lobby
- ♦ Conference Room
- ♦ Kitchen
- ♦ Large Laboratory
- ♦ Mass Spectrometry Room
- ♦ 2 Storage Rooms plus
- ♦ Chemical Storage Room
- ♦ Mechanical Room
- ♦ Men and Ladies Restrooms



# TRADE AREA AERIAL AND TRAFFIC COUNTS

1616 & 1622 Eastport Plaza Drive, Collinsville, IL 62234



**RE/MAX**  
COMMERCIAL  
RE/MAX PREFERRED  
COMMERCIAL DIVISION

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's Independent Investigation.

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# PROPERTY INFORMATION

**1616 & 1622 Eastport Plaza Drive, Collinsville, IL 62234**

## LOCATION INFORMATION

Building Name	1616 & 1622 Eastport Plaza Dr.
Street Address	1616 & 1622 Eastport Plaza Dr.
City, State, Zip	Collinsville, IL 62234
County	Madison
Market	St. Louis/Metro East
Side of Street	North
Nearest Highway	I-255

## BUILDING INFORMATION

Building Size	25,190 SF
SF Available	13,000 +
Year Built	2004
Gross Usable Area	25,190 SF
Electric	Ameren IL
Heat	Gas
Air	Central
Sprinklered	Yes

## PROPERTY DETAILS

Property Type	Office
Zoning	Planned Business
Zoning By	Collinsville
Parcel No.	13-2-21-30-08-201-001
Lot Frontage	373'
Lot Depth	Varies
Traffic Count	48,800 / 10,000
Traffic Count Street	I-255 / Horseshoe Lake Rd.
Taxes/Year	\$66,597.68 / 2024

## PARKING & TRANSPORTATION

Parking Type	Asphalt
# of Spaces	4-5 per 1,000 SF
Parking Description	Contiguous to Building

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# Market Overview

## **COLLINSVILLE:**

Collinsville is a city located mainly in Madison County, and partially in St. Clair County, both in Illinois. Collinsville is approximately 9 miles from St. Louis, Missouri and is considered part of that city's Metro-East area. With a 2020 population of 24,713, it is the 93rd largest city in Illinois and the 1,556th largest city in the United States.

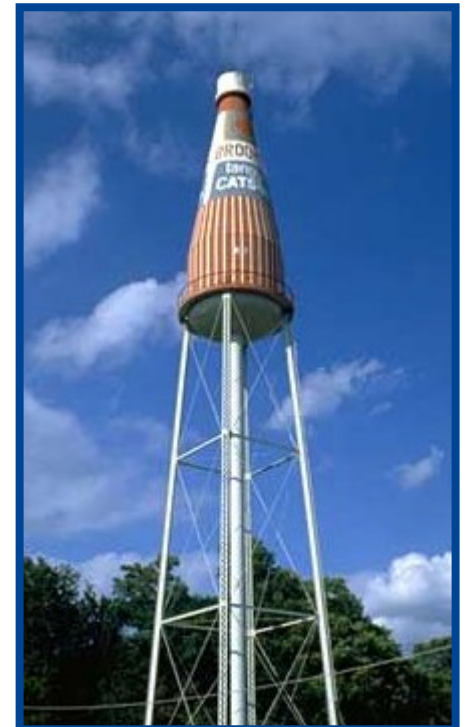
The average household income in Collinsville is \$66,836.

It is the site of the Brooks Catsup Bottle Water Tower, the world's largest ketchup bottle. Collinsville is the world's horseradish capital.

In addition to Collinsville's prime Midwestern location, Collinsville is home to a well-developed business community. Businesses choose Collinsville for its central location near the St. Louis region, Interstate access and progressive business climate.

## **MOST MARKETABLE ASSETS INCLUDE:**

- ⇒ Location only 9 miles from downtown St. Louis. Collinsville is surrounded by Interstates 55, 70, 64, 255 and 270, which link it to the rest of the country and make it less than an hour's drive for 2.5 million people.
- ⇒ A prime location for logistics with Horseshoe Lake Road Industrial park, complete with 100,000 sq. ft. in facilities.
- ⇒ Dayton Freight chose Collinsville to develop a 106+ Acre LTL less-than-truckload Trucking Terminal
- ⇒ Viable and available office space at Eastport Plaza Business Center, home to Ameren IL Corporate Headquarters, Louer Facility Planning, Inc., and more.



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