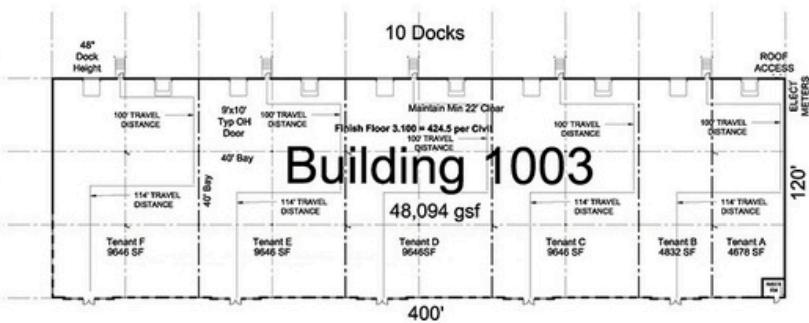


NOW LEASING - 1st QUARTER 2026
(2) 48,000 SF SERVICE CENTER/WAREHOUSE BUILDINGS

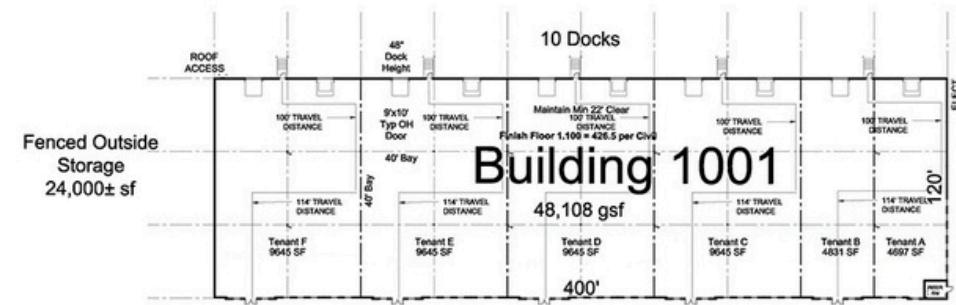
1001 & 1003 McDonough Lake Rd., Collinsville, IL 62234



Truck Court



Truck Court



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

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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)

- 40'x40' Column Grid
- 22' clear height to bottom of the Bar Joists
- LED Warehouse lighting with 30 FC @ 30" AFF
- (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
- 3 phase 4-wire/200 amp/277-480V electric service, (1) 30 KVA step down transformer to 100-amp MCB 120/208 panel
- 10% Office Finish Allowance @\$42/SF
- Outside storage with secure access control and surveillance available at additional cost



(10) 9'X10'
DOCK DOORS PER BLDG



24' CLEAR HEIGHT



3 PHASE 4-WIRE
200 AMP
277/480 VOLT



FULLY
SPRINKLERED



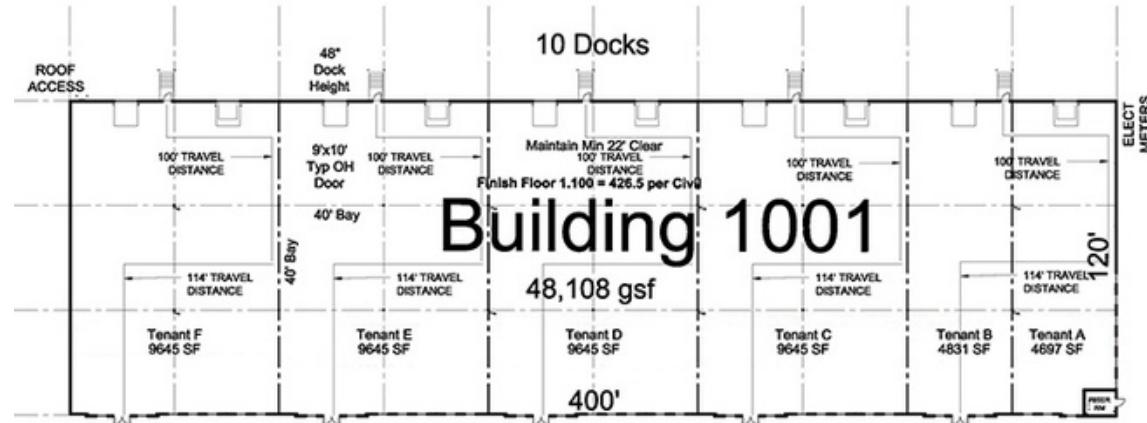
LED
LIGHTING

PROPOSED FLOOR PLAN

1001-1003 McDonough Lake Rd., Collinsville, IL

BUILDING 1001 SQUARE FOOTAGE SUMMARY

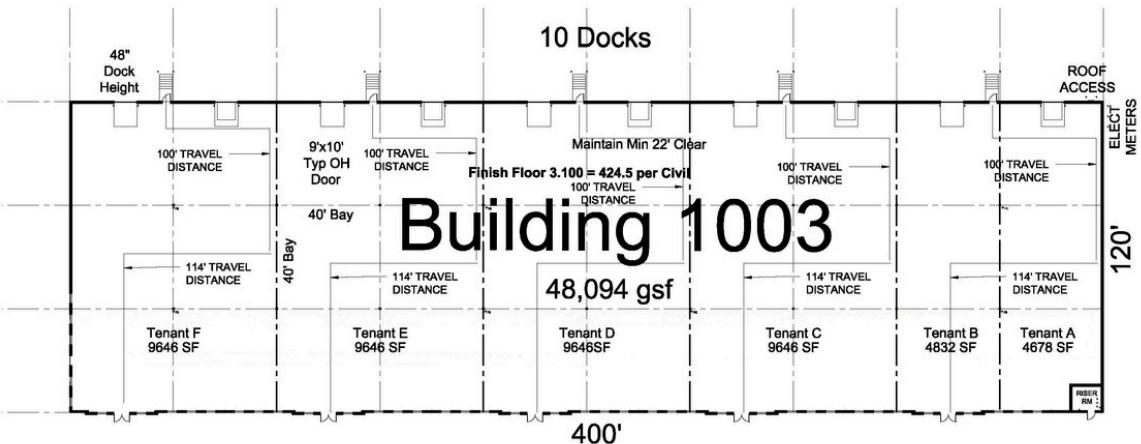
| Space | GSF | Load Factor | RSF |
|-------|----------|-------------|-----------|
| F | 9,619 sf | 1.0027 | 9,645 rsf |
| E | 9,619 sf | 1.0027 | 9,645 rsf |
| D | 9,619 sf | 1.0027 | 9,645 rsf |
| C | 9,619 sf | 1.0027 | 9,645 rsf |
| B | 4,818 sf | 1.0027 | 4,831 rsf |
| A | 4,684 sf | 1.0027 | 4,697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



*Not to scale

BUILDING 1003 SQUARE FOOTAGE SUMMARY

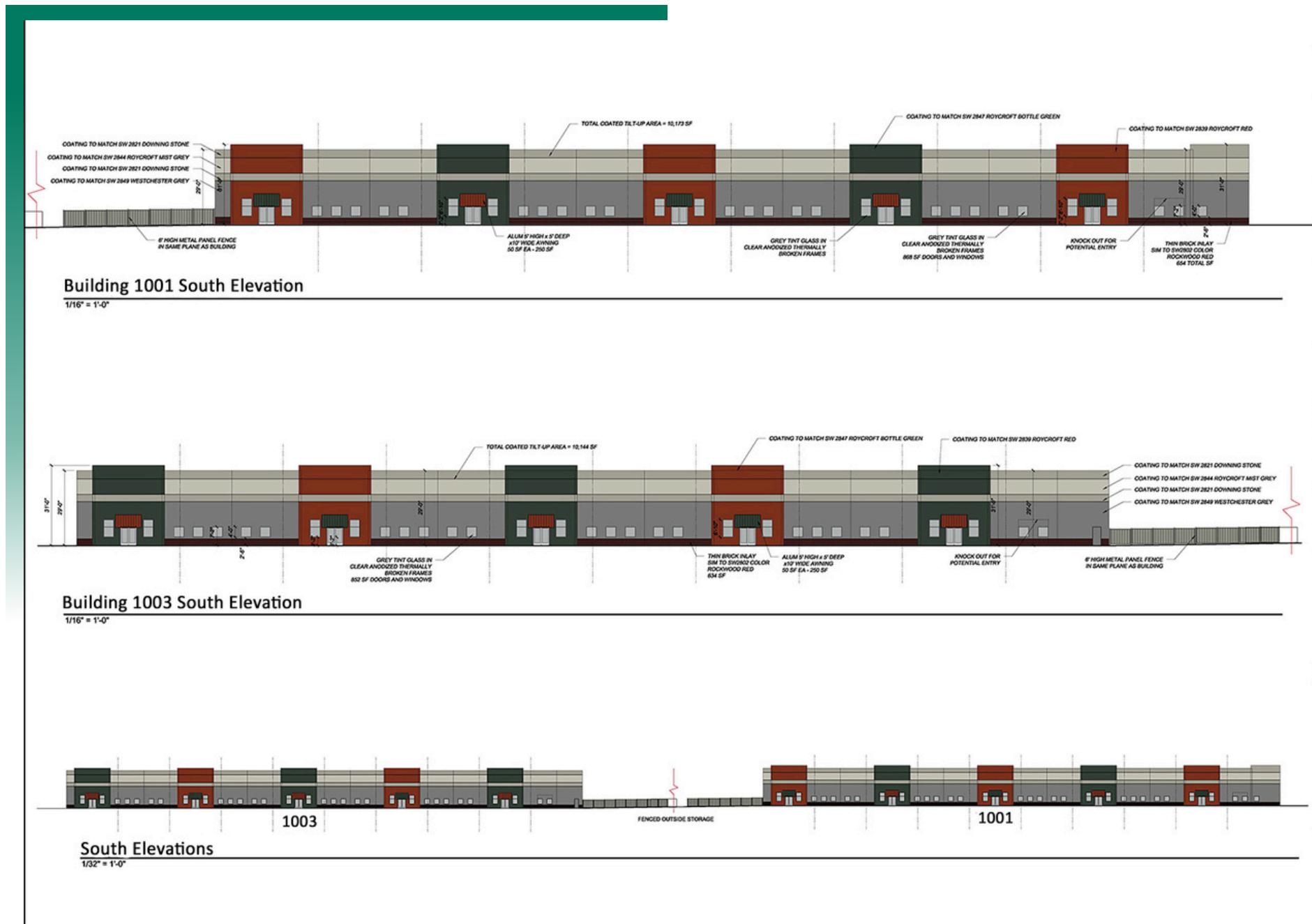
| Space | GSF | Load Factor | RSF |
|-------|----------|-------------|-----------|
| F | 9,619 sf | 1.0028 | 9,646 rsf |
| E | 9,619 sf | 1.0028 | 9,646 rsf |
| D | 9,619 sf | 1.0028 | 9,646 rsf |
| C | 9,619 sf | 1.0028 | 9,646 rsf |
| B | 4,818 sf | 1.0028 | 4,832 rsf |
| A | 4,665 sf | 1.0028 | 4,678 rsf |



*Not to scale

SOUTH ELEVATION

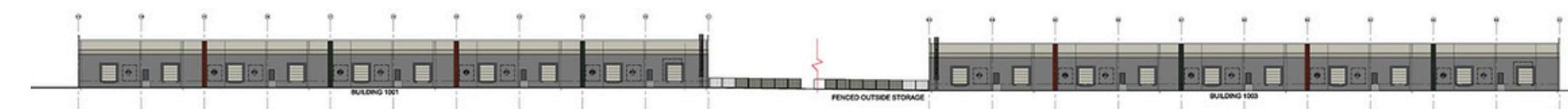
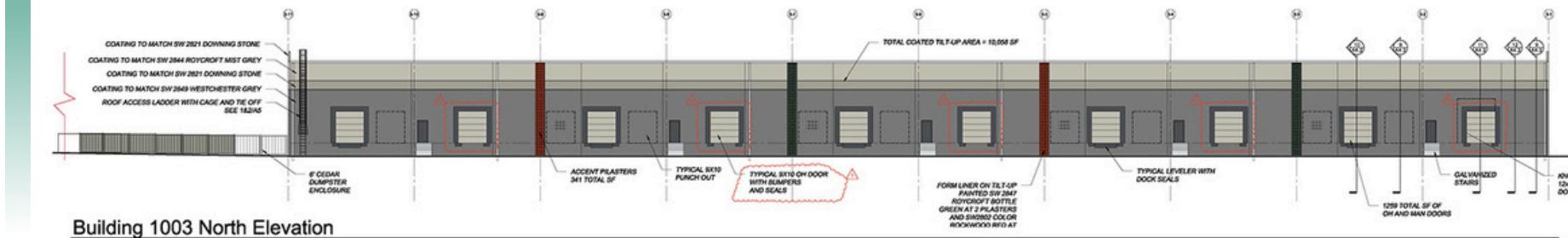
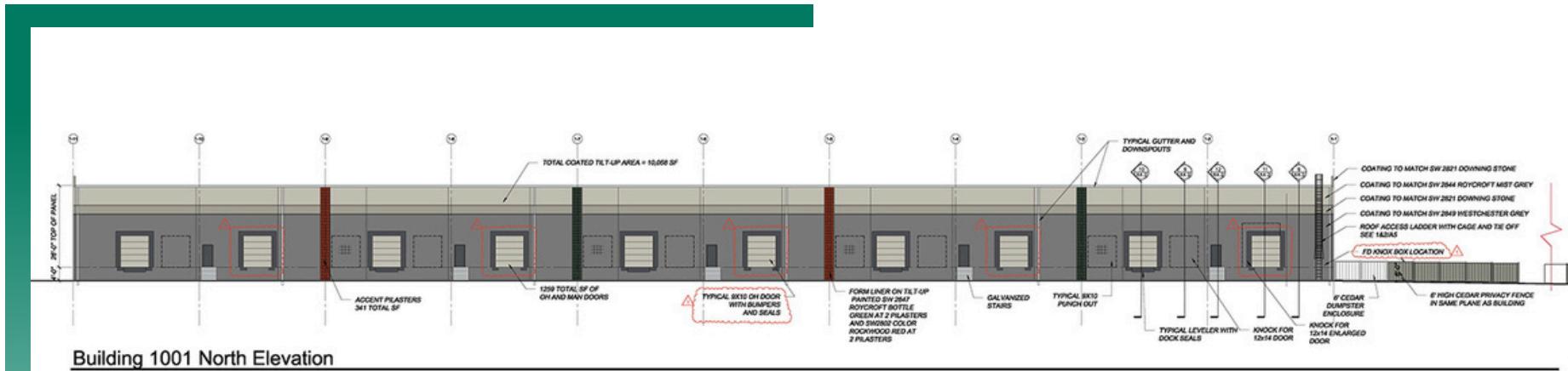
1001-1003 McDonough Lake Rd., Collinsville, IL



*Not to scale

NORTH ELEVATION

1001-1003 McDonough Lake Rd., Collinsville, IL



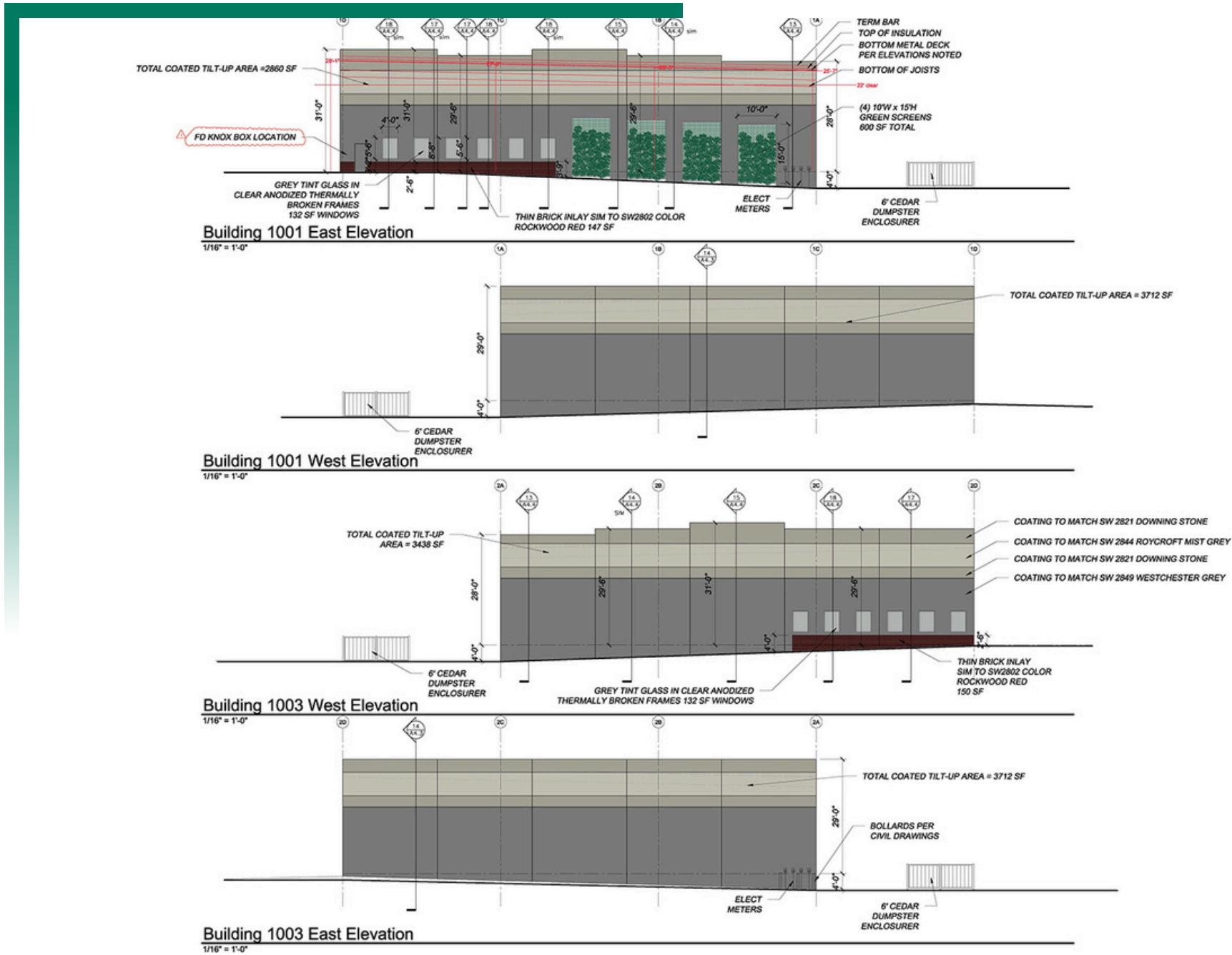
North Elevations

1/32" = 1'-0"

*Not to scale

EAST/WEST ELEVATION

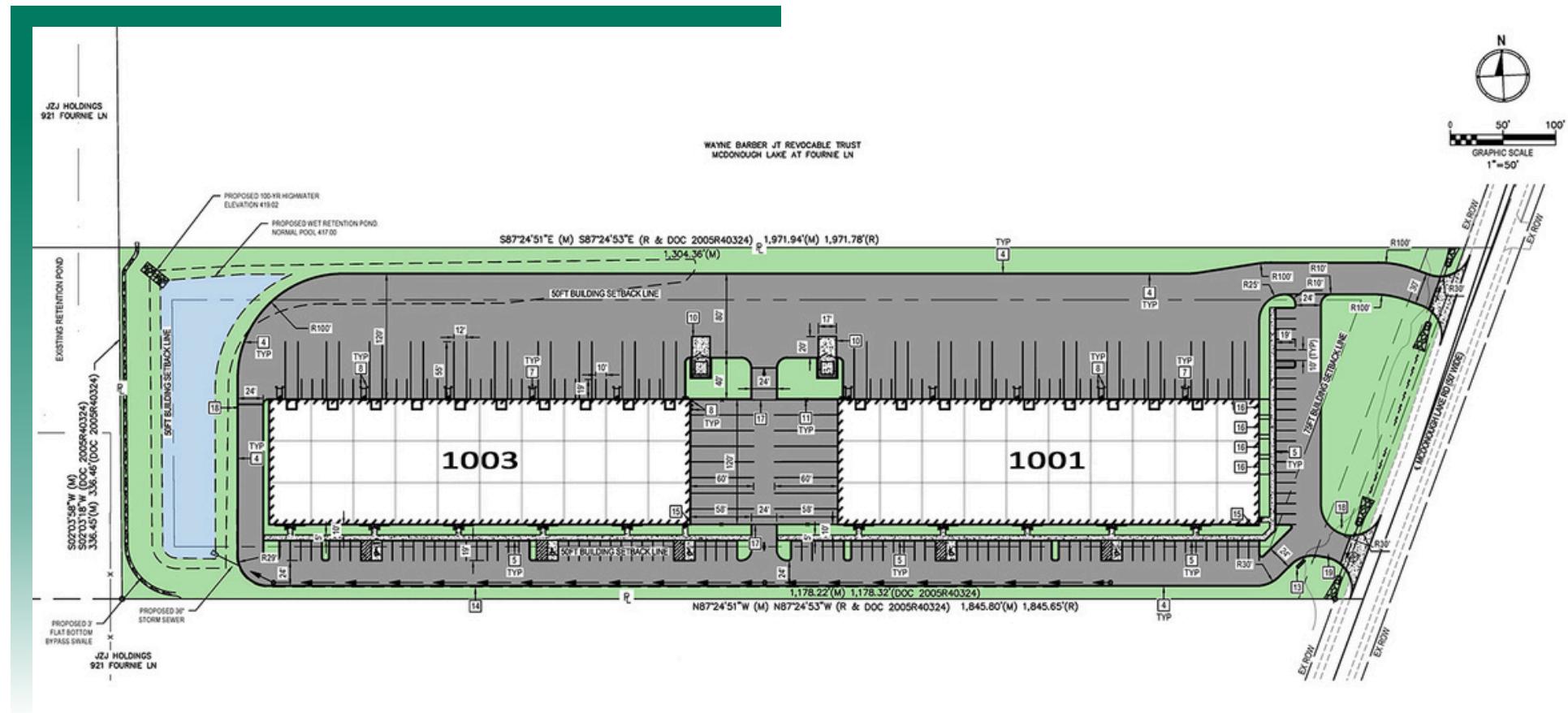
1001-1003 McDonough Lake Rd., Collinsville, IL



*Not to scale

SITE PLAN

1001-1003 McDonough Lake Rd., Collinsville, IL



AREA MAP

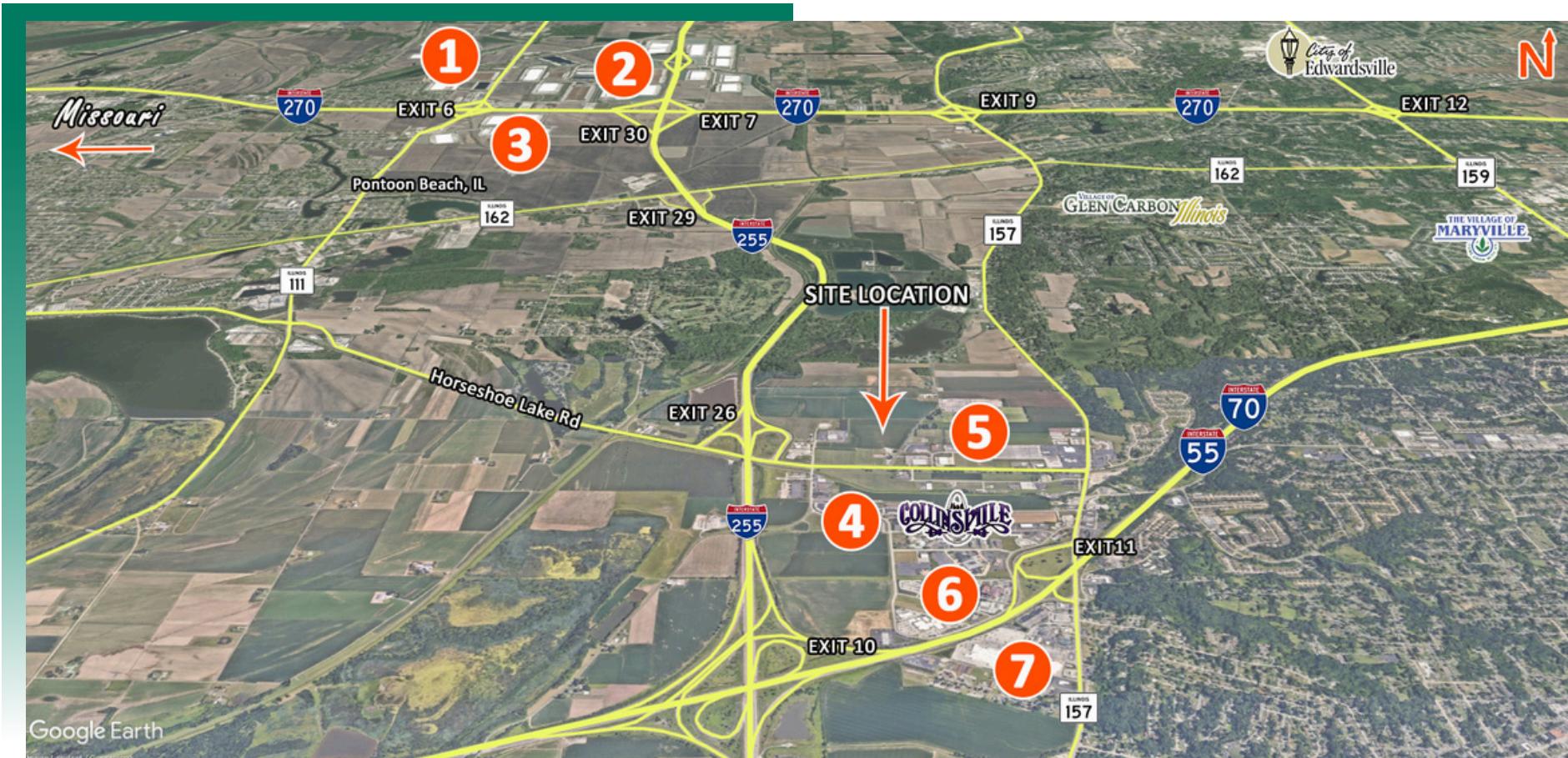
1001-1003 McDonough Lake Rd., Collinsville, IL



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 **ABC**
Supply Co. inc.



GLIK'S
est. 1897
Company Headquarters



**TWO MEN
AND A TRUCK**

6 **GATEWAY**
CENTER

DOUBLE TREE
BY HILTON

Ameren
ILLINOIS
Corporate Office

**Illinois Department
of Transportation**



7

INDUSTRIAL PROPERTY SUMMARY

MCDONOUGH LAKE ROAD

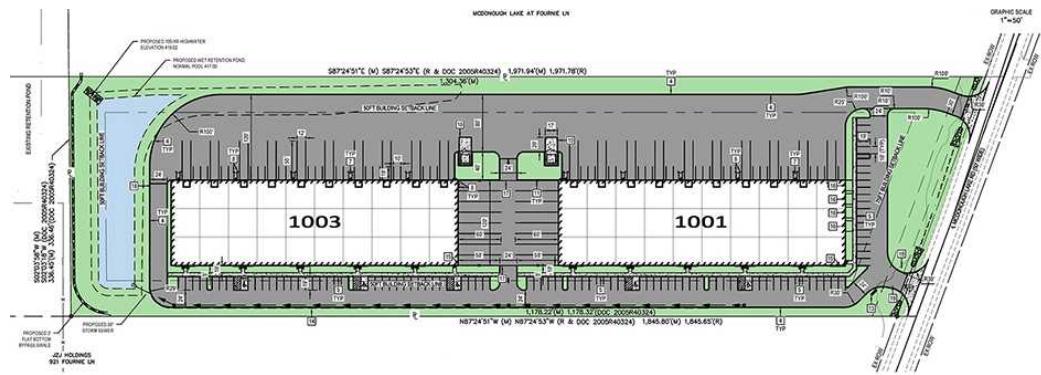
| | | | |
|---------------------------|--|------------------------------|-------------------------------------|
| LISTING # | 3050 | FACILITY INFORMATION: | |
| LOCATION DETAILS: | | | |
| Parcel #: | 13-1-21-19-00-000-008.001; 13-1-21-20-00-000-013.001 | Heat: | Yes |
| County: | IL - Madison | AC: | TBD |
| Zoning: | BP-3 | Lighting: | LED |
| PROPERTY OVERVIEW: | | | |
| Building SF: | 96,000 | Sprinklers: | Yes |
| Office SF: | 10% Build-out | Insulated: | Yes |
| Warehouse SF: | 90% Build-out | Ventilation: | Yes |
| Min Divisible SF: | 4,600+ / per bldg | Compressed Air: | No |
| Max Contig SF: | 48,000 / per bldg | Restrooms Men: | No |
| Lot Size: | 9.30 Acres | Restrooms Womens: | No |
| Parking Spaces: | 129 | Showers: | No |
| Parking Surface Type: | Asphalt | Floor Drains: | No |
| Archeological: | Yes | LOADING & DOORS: | |
| Environmental: | Yes | # of Dock Doors: | 10 / per Bldg - 2 / per Bay |
| Survey: | Yes | Dock Door Size: | 9'x10' |
| STRUCTURAL DATA: | | | |
| Year Built: | 2025 | Dock Levelers: | (1) 6'x6 Leveler and Dock Shroud/BA |
| Clear Ht Min: | 22' | # Drive In Doors: | Knock out available |
| Clear Ht Max: | 24' | Drive In Door Size: | 12'x14' |
| Bay Spacing: | 40'x40' | TRANSPORTATION: | |
| Construction Type: | Tilt Up Panels | Interstate Access: | I-255, I-55/70, I-270, I-64 |
| Roof: | PVC w/R30 Insulation | | |
| Floor Type: | Concrete | | |
| Floor Thickness: | 6" | | |

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 |



LEASE INFORMATION:

| | |
|-------------|------------------------|
| Lease Rate: | Starting at \$11.50/SF |
| Lease Type: | NNN |

TAX INCENTIVE ZONES:

| | | | |
|---------------------|-----|---------------|-----|
| TIF District: | No | NNN Expenses: | TBD |
| Enterprise Zone: | Yes | | |
| Opportunity Zone: | No | | |
| Foreign Trade Zone: | No | | |

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.

FINANCIAL INFORMATION:

| | |
|--------|---------------------|
| Taxes: | Estimated \$1.67/SF |
|--------|---------------------|