

**18,000 SF - 60,000 SF +/- OFFICE or OFFICE / WAREHOUSE SPACE**

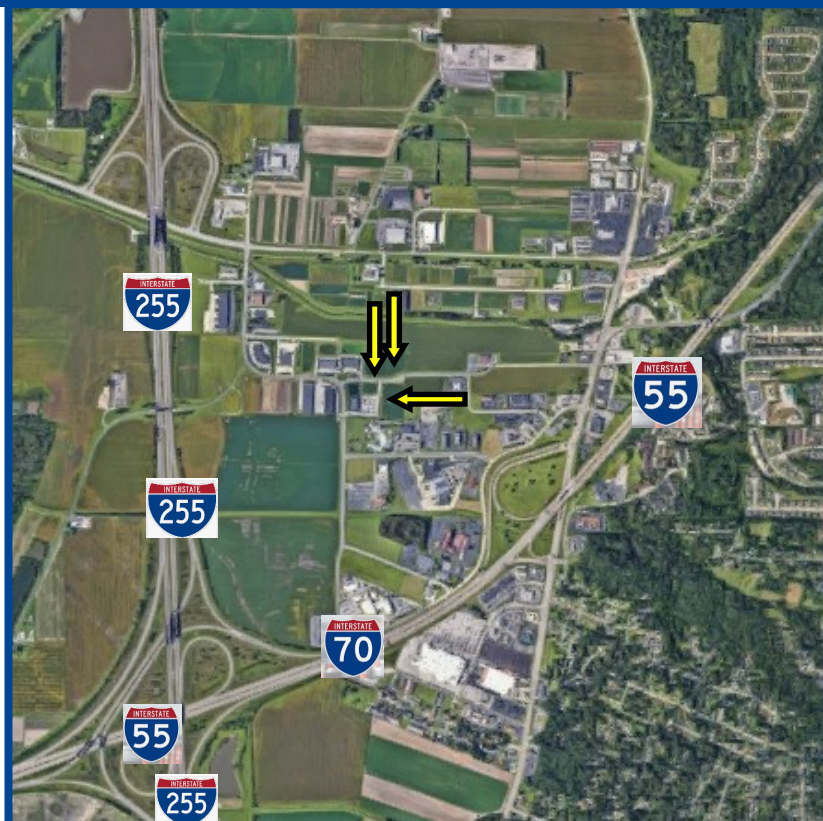
**30, 47 & 49 Collinsport Drive, Collinsville, IL**

- ❑ Build to Suit Lots available for Multiple Office / Office / Warehouse Buildings:  
BTS for 18,400 - 60,000 SF +/-
- ❑ Excellent Location in Collinsville's thriving Eastport District. Great for Businesses Operating in IL & MO (Minutes from Downtown St. Louis and Centered between Madison and St. Clair Counties, IL)
- ❑ Zoned: Planned Business (Collinsville)
- ❑ Parcel No. 13-2-21-29-00-000-024 / 033 / 034
- ❑ Madison County
- ❑ 1 mile plus/minus from:
  - I-255 (Exit 26)
  - I-55/70 (Exit 11)
  - Gateway Conference Center
  - Ameren IL Corporate Headquarters
  - IL Dept of Transportation
  - Restaurants & Lodging
  - Major Retail

**Lease Rate: To Be Determined per  
Build to Suit Specifications**

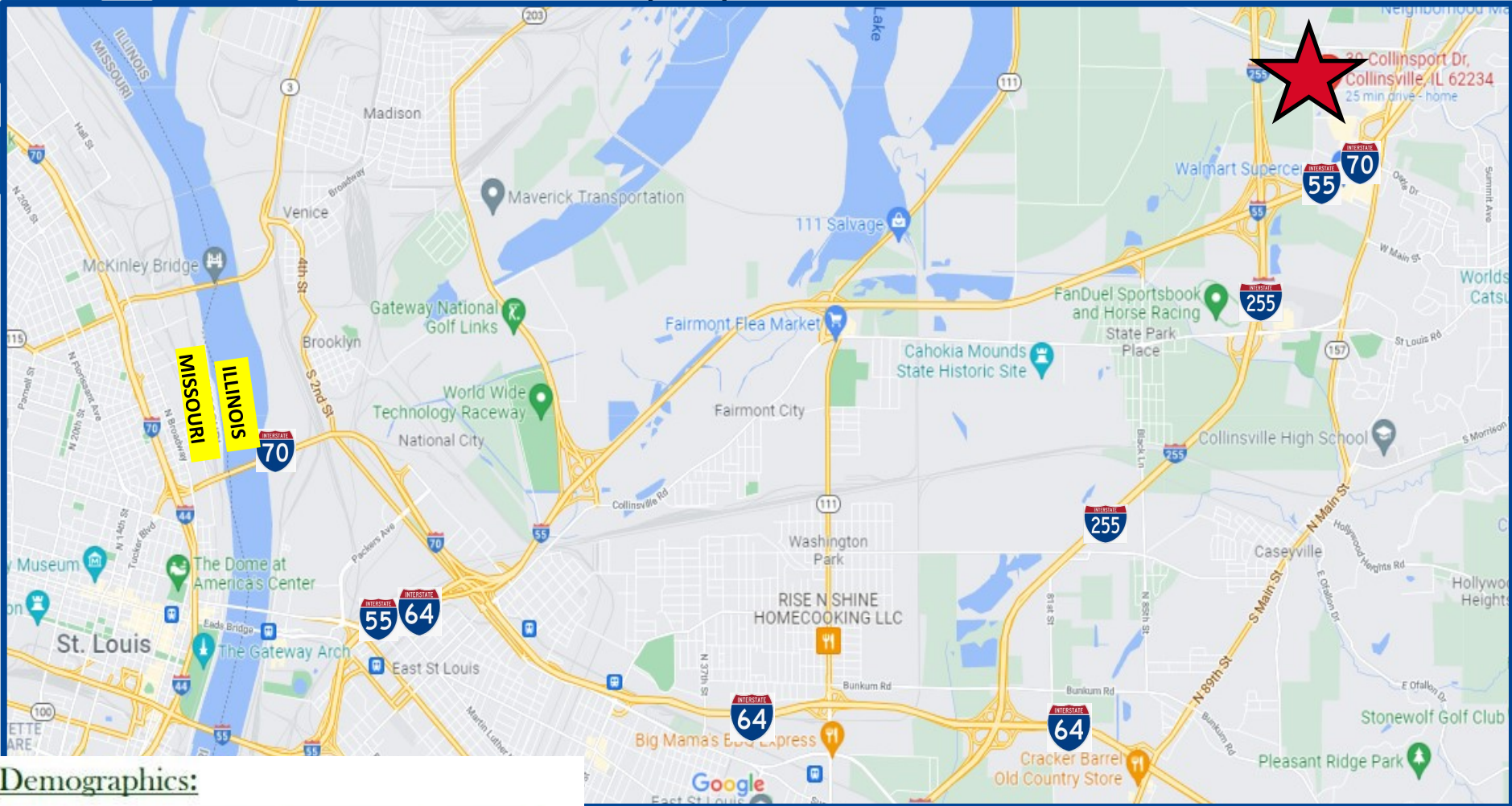
Linda Miller, Broker  
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1668 Windham Way  
O'Fallon, IL 62269  
PreferredCommercialRE.com





30, 47 & 49 Collinsport Drive, Collinsville, IL 62234



**Demographics:**

	1-MILE	3-MILES	5-MILES
POPULATION	8,330	34,608	57,606
HOUSEHOLDS	3,561	14,456	23,755
AVG HH INCOME	\$71,053	\$77,012	\$82,220
MED HH INCOME	\$54,297	\$59,226	\$64,593

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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.

# TRADE AREA AERIAL

**SITES**

30, 47 & 49 Collinsport Dr.

Collinsville, IL 62234



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

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# Market Overview

**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. The area is said to produce 85% of the world's horseradish, of such high quality that Germany and China (key users of the herb) import it for gourmet use.

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.
- ⇒ Viable and available office space at Eastport Plaza Business Center, home to Ameren IL Corporate Headquarters, Louer Facility Planning, Inc., and more.
- ⇒ Gateway Convention Center: On May 1, 2018, unified efforts for economic growth began when the City of Collinsville took over the ownership & operation of the Gateway Convention Center. The Gateway Convention Center contributes approximately \$36 Million to the City's economy.



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