

FOR LEASE

100 Commerce Center Dr
Collinsville, IL 62234

16,666 SF NEW CLASS A OFFICE/WAREHOUSE SPACE - TAX ABATED

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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.

FINISH TO SUIT OFFICE/WAREHOUSE

100 Commerce Center Dr., Collinsville, IL 62234



WHY THIS PROPERTY WINS

- New Construction
 - No deferred maintenance
- Lower taxes
 - Enterprise Zone
 - TIF
- Flexible Sizes
 - Grow from 16,000 SF to 50,000 SF
- Immediate interstate access
 - Faster distribution
- Clean modern image
 - Better for employees & customers



PER SUITE



(2) 9'X10' DOCK DOORS



(1) 12'X14' DRIVE-IN DOOR



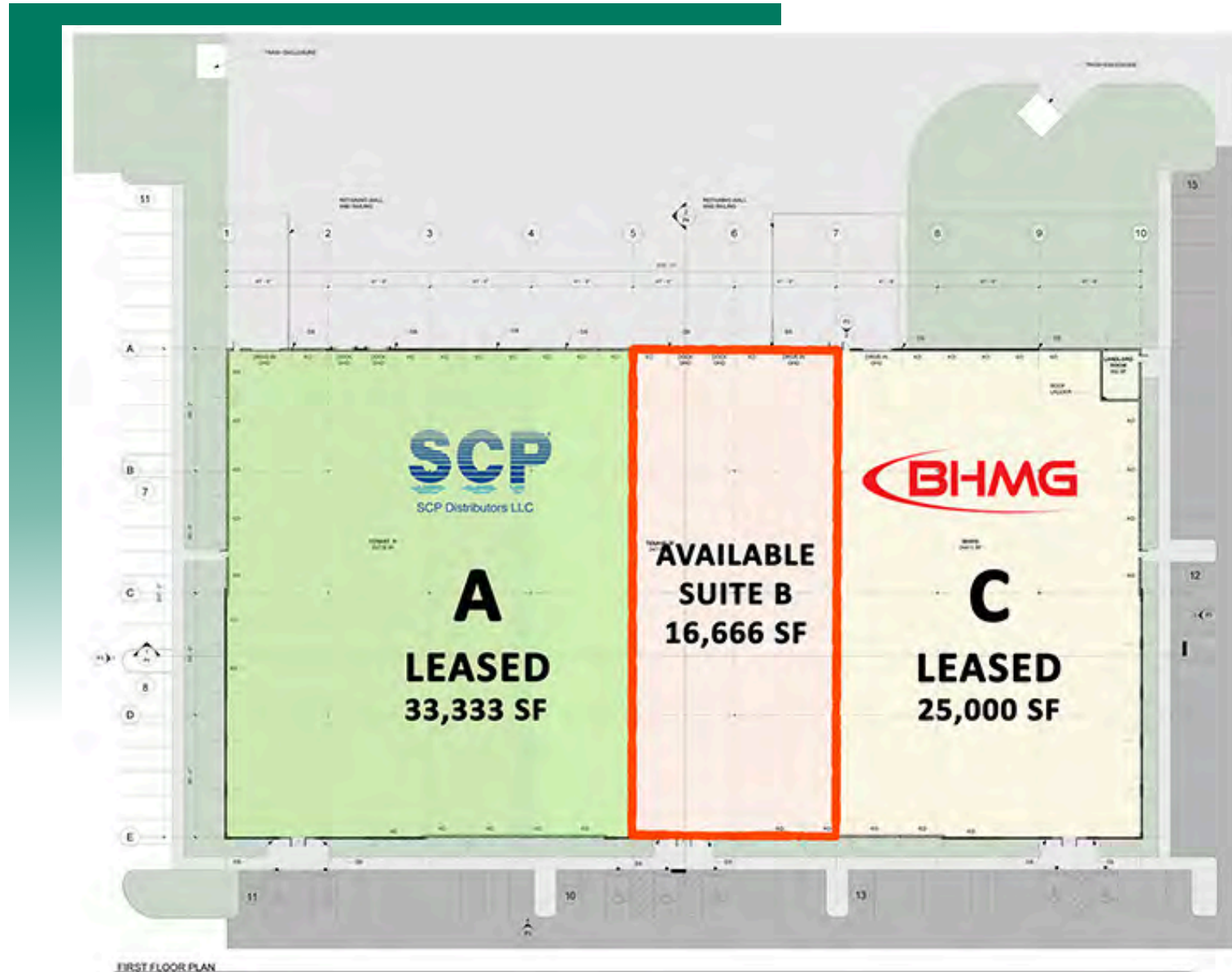
ESFR SPRINKLER



5% OFFICE BUILD-OUT

FLOOR PLAN

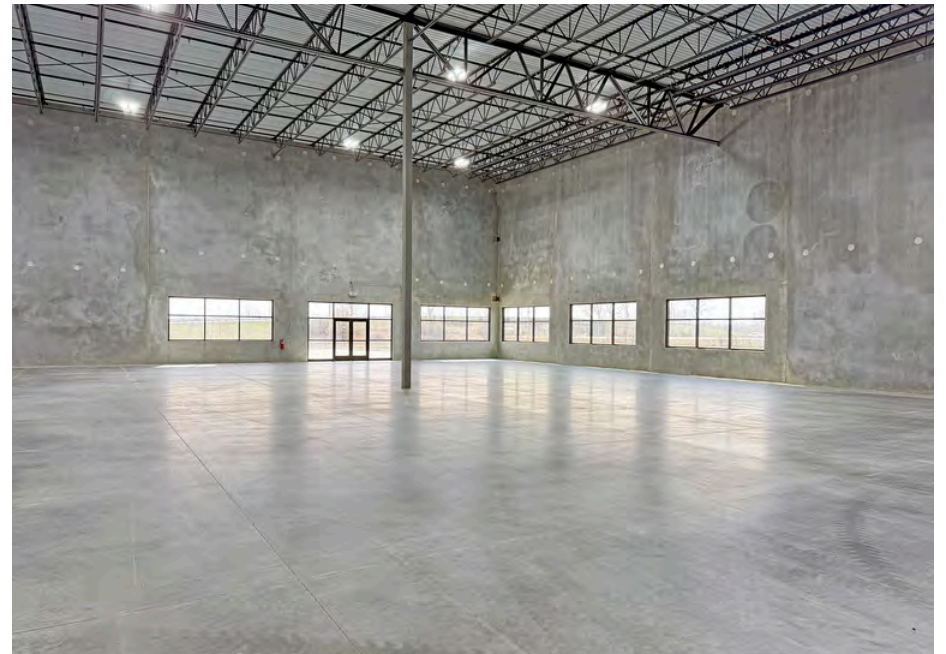
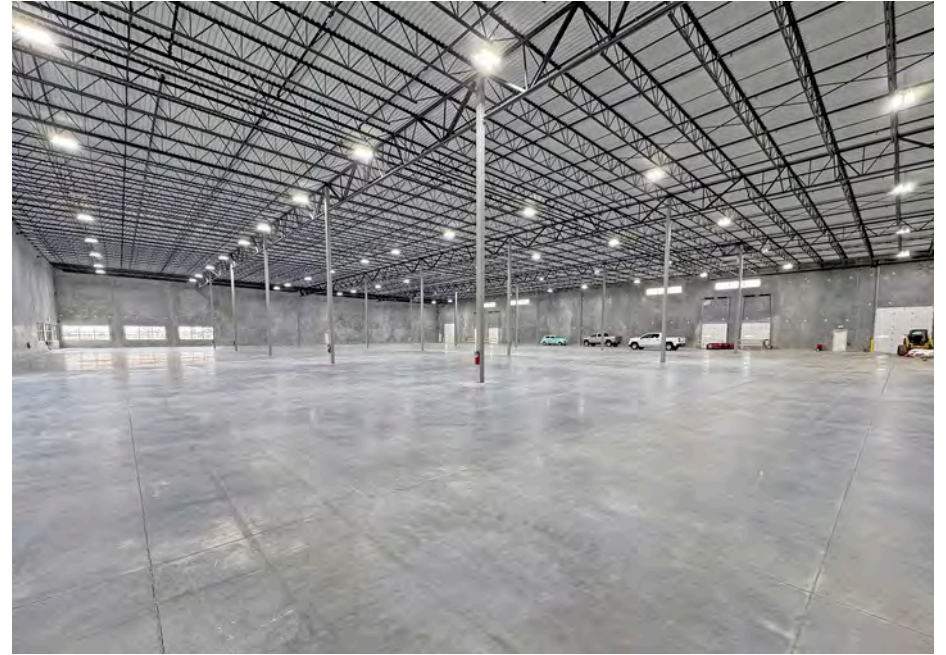
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*Not to scale

INTERIOR PHOTOS

100 Commerce Center Dr., Collinsville, IL 62234



AREA MAPS

100 Commerce Center Dr., Collinsville, IL 62234



LOCATION OVERVIEW

Eastport Plaza in Collinsville offers a premier logistics location with immediate access to Interstates 255 and 55/70, positioning users at the center of the St. Louis MSA just 15 miles from Downtown St. Louis.



I-55/70 & I-255



EXITS: 25, 26 & 11



ST. LOUIS LAMBERT INTERNATIONAL
27 MILES

INDUSTRIAL PROPERTY SUMMARY

100 COMMERCE CENTER DRIVE

LISTING # 2521

LOCATION DETAILS:

Parcel #: 13-2-21-30-00-000-024/025
County: IL - Madison
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 75,000
Vacant SF: 16,666
Office SF: 5% buildout
Warehouse SF: 95% buildout
Min Divisible SF: 16,666
Max Contig SF: 50,000
Lot Size: 9.89 Acres
Frontage: 972
Depth: 872
Parking Spaces: 168
Parking Surface Type: Concrete 8" - Unreinforced / 4,000 PSI dock Apron
Archeological: Yes
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 2024
Clear Ht Min: 28
Clear Ht Max: 35
Bay Spacing: 50' at the speed bays and 41.8' x 50' throughout
Construction Type: Frame: Tilt Up Concrete, Exterior: Concrete
Roof: 45 Mil TPO- R20; Min I-60
Floor Type: Concrete

FACILITY INFORMATION:

Heat: Warehouse 2 MUA units
AC: Office
Lighting: LED motion sensor
Sprinklers: ESFR
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 2 per suite
Dock Doors: 9' x10'
Dock Levelers: 7'x8' pit
Dock Leveler Capacity: 45,000 lb with seals & bumpers
Drive In Doors: 1 per suite
Drive In Door Size: 12'x14'

TRANSPORATION:

Interstate Access: 0.5 Miles from I-255
Airport Access: St. Louis Lambert International - 27 Miles

INDUSTRIAL PROPERTY SUMMARY PG 2

100 COMMERCE CENTER DRIVE

UTILITY INFO:

Water Provider:	City of Collinsville
Water Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	600
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$506.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Lease Rate:	\$9.50/SF
Lease Type:	NNN
NNN Expenses:	\$1.30

PROPERTY DESCRIPTION:

New Class A industrial space available in Collinsville, offering ±16,666 SF for lease in a modern 2024-built facility. The building features 28' clear height, ESFR sprinklers, dock-high and drive-in loading, a 130' truck court, and 600-amp, 480V, 3-phase power—well suited for distribution, warehouse, or light manufacturing users. Flexible suite sizes and build-to-suit office options allow tenants to customize the space to their needs. Competitive lease rates, potential tax incentives, and immediate occupancy make this one of the few new-construction industrial opportunities in the Metro East for mid-size users.