

769,500 SF FOR LEASE CLASS A CROSS-DOCK DISTRIBUTION SPACE

 PLYMOUTH REIT

AVAILABLE 1/1/27

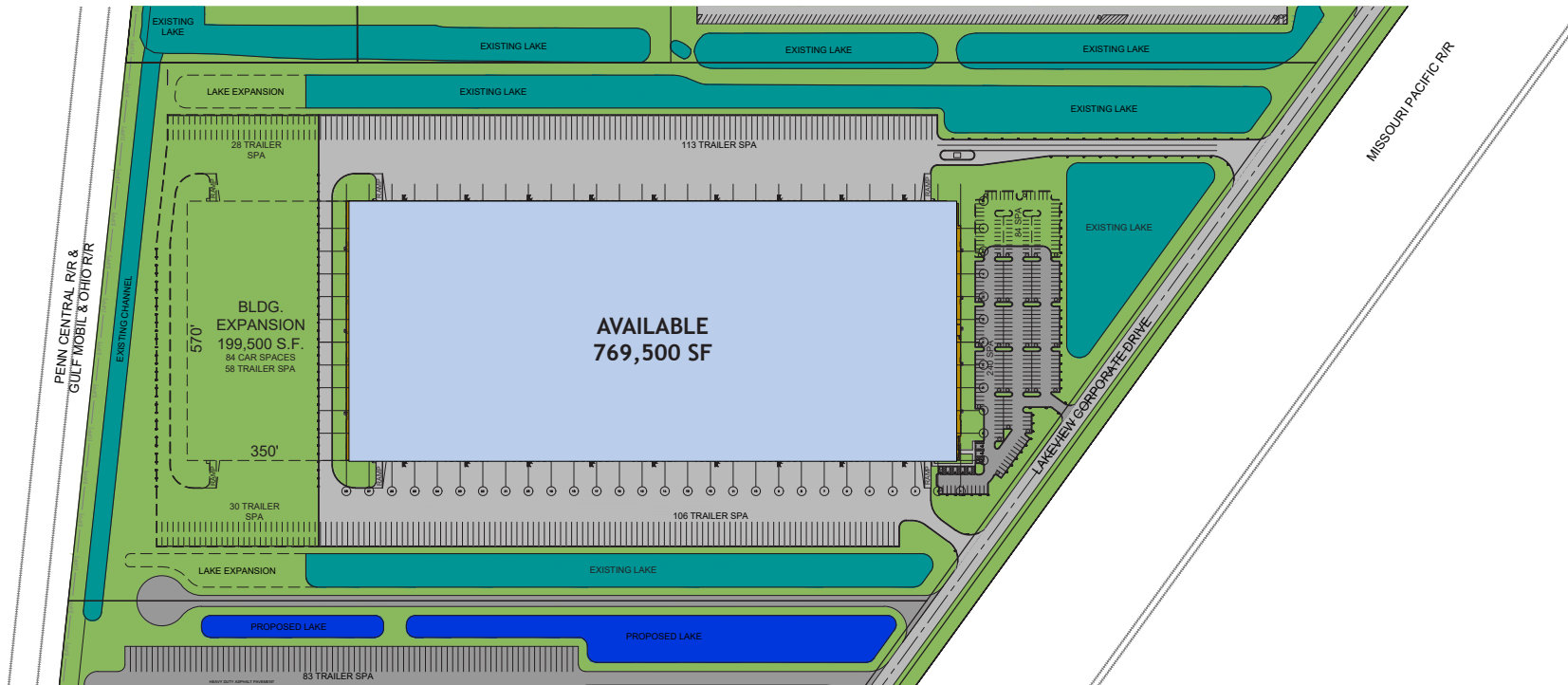
3919 Lakeview Corporate Drive
Edwardsville, IL 62025

BLOCK

HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

3919 LAKEVIEW CORPORATE DRIVE
EDWARDSVILLE, IL 62025



- Office BTS
- 36' Clear Ceiling Height
- 50' x 60' Column Spacing
- LED Lights
- ESFR Sprinkler System
- 224 Trailer Stalls
- Expandable by 199,500 SF
- Four (4) Rupp Gas Fired Make-Up Air Units
- 800 Amps / 480 Volts / 3-Phase Power
- One Hundred Eight (108) Exterior Docks
- Four (4) Grade-Level Doors
- Forty Eight (48) Position Electric Charging Forklift Station Fully Exhausted

- **Tax Abatement:** 2026 - 100%; 2027 - 70%; 2028 - 40%; 2029 - 10%; 2030 - fully assessed.

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FLOOR PLAN

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JEFF HAWLEY

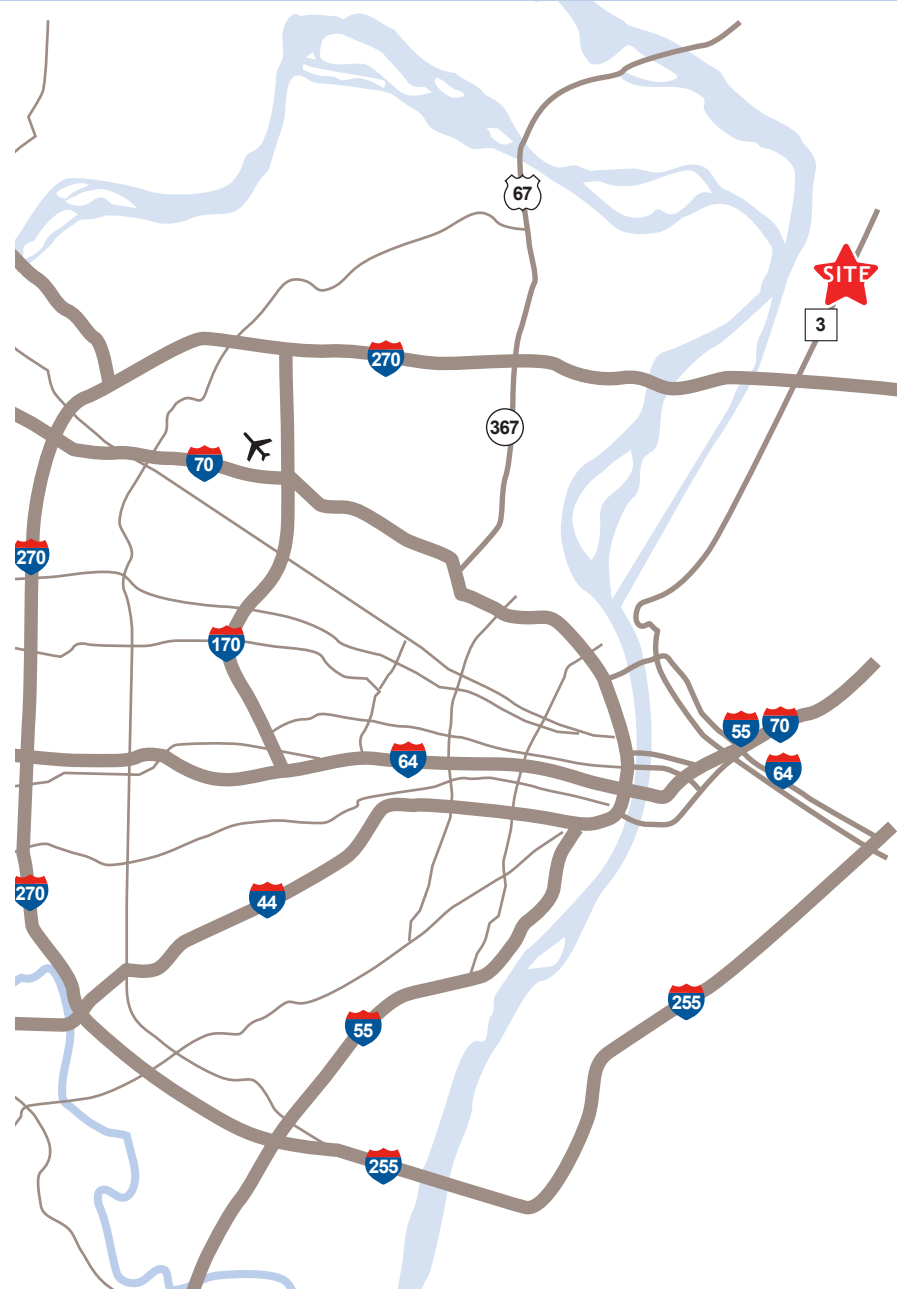
(636) 534-2904 | jhawley@blockhawley.com

LEASE RATE: \$4.50/SF NNN

P | **PLYMOUTH REIT**

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CONTACT INFORMATION

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