

FOR LEASE

6,368 SF OFFICE SPACE

1622 Eastport Plaza Drive

Collinsville, IL 62234

25,190 SF OFFICE BUILDING

- ◆ 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
- ◆ Year Built: 2004 / Tilt-Up Concrete Construction
- ◆ Sprinklered
- ◆ Excellent Location in Collinsville's Thriving Eastport District
- ◆ 1 mile plus/minus from:
 - Dayton Freight Truck Terminal Development
 - I-255 (Exit 26)
 - I-55/70 (Exit 11)
 - Gateway Conference Center
 - Restaurants and Lodging
- ◆ **Lease Rate: \$16.00 per SF NNN**



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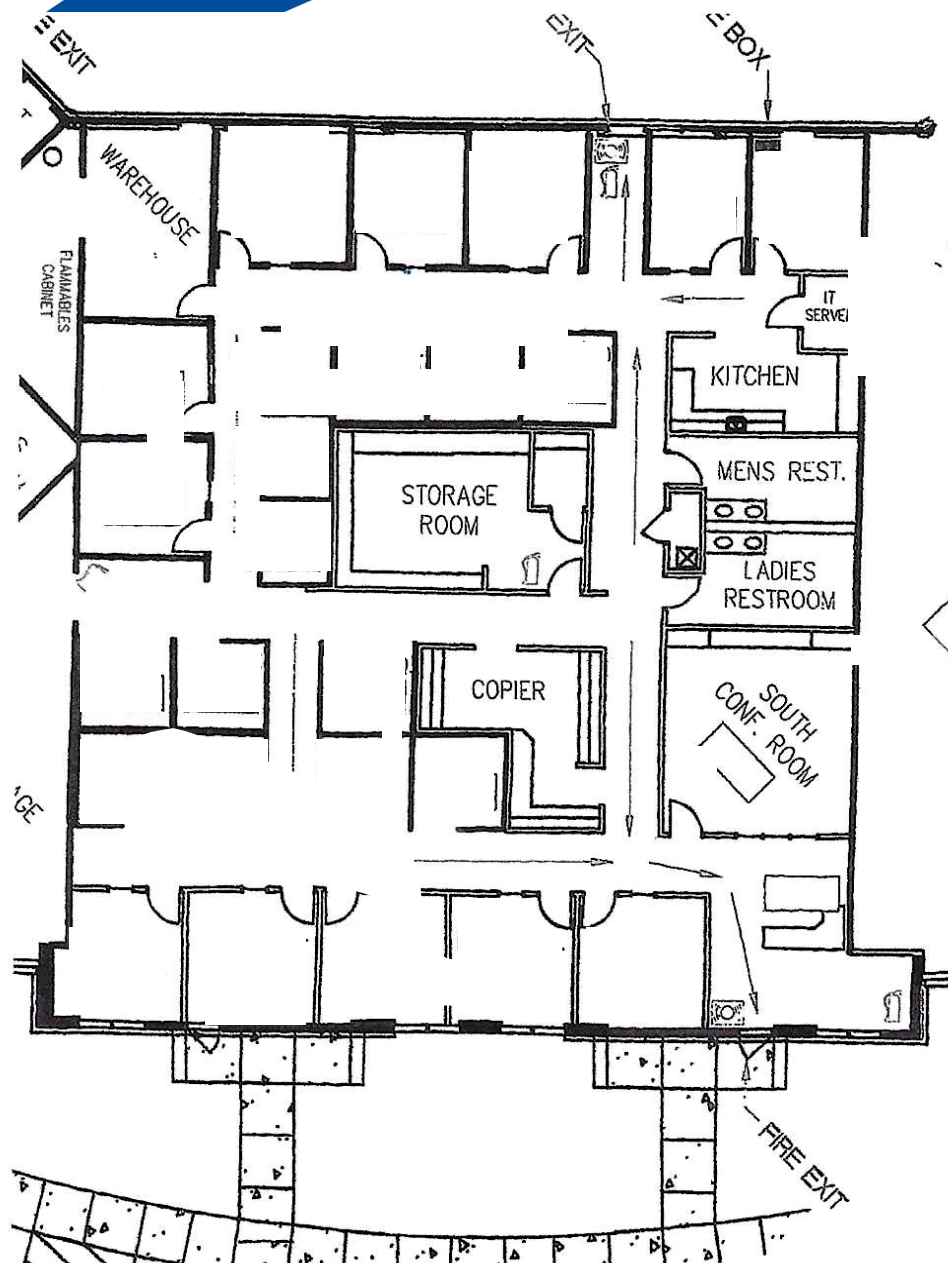
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1668 Windham Way
O'Fallon, IL 62269

PreferredCommercialRE.org

FLOOR PLAN

6,368 SF



- ◆ 13 Individual Offices
- ◆ Reception Area
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TRADE AREA AERIAL AND TRAFFIC COUNTS

1622 Eastport Plaza Drive, Collinsville, IL 62234



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

LOCATION INFORMATION	
Building Name	1622 Eastport Plaza Dr.
Street Address	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

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

BUILDING INFORMATION	
Building Size	25,190 SF
SF Available	6,368 SF
Year Built	2004
Gross Usable Area	25,190 SF
Electric	Ameren IL
Heat	Gas
Air	Central
Sprinklered	Yes

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



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.
- ⇒ 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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