

FOR LEASE

6,223 SF OFFICE SPACE

1606 Eastport Plaza Drive

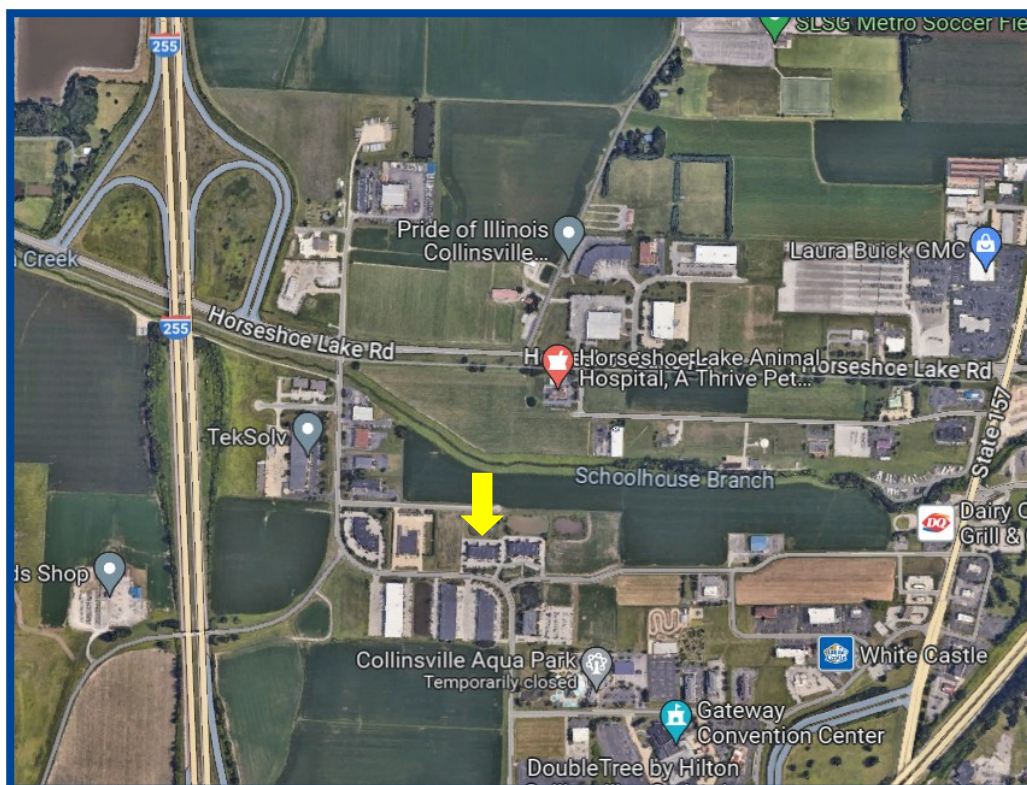
Collinsville, IL 62234

18,310 SF OFFICE BUILDING

Total Available: 6,223 SF

- 9 Individual Offices
- Large Lobby with 2 Reception Areas
- Large Workroom
- Large Conference Room
- Kitchen
- Storage Room
- Large Rest Rooms

- ◆ Year Built: 2009 / Tilt-Up Concrete Construction
- ◆ Sprinklered
- ◆ Excellent Location in Collinsville's Thriving Eastport District
- ◆ 1 mile plus/minus from:
 - I-255 (Exit 26)
 - I-55/70 (Exit 11)
 - Gateway Conference Center
 - Dayton Freight Truck Terminal
 - Restaurants and Lodging
- ◆ **Lease Rate: \$16.00 per SF NNN (\$6.00 +/-)**



Linda Miller, Broker

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1668 Windham Way

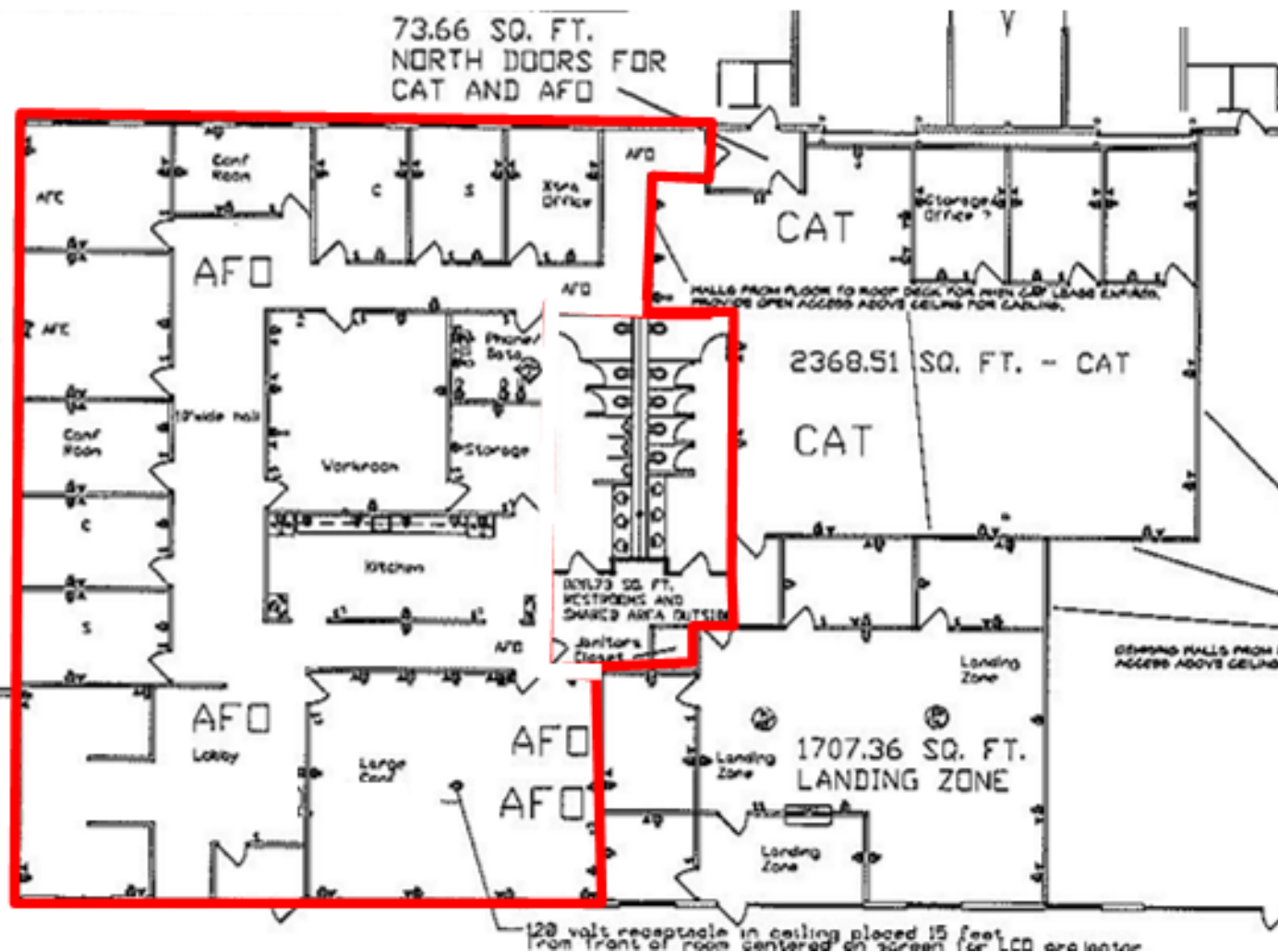
O'Fallon, IL 62269

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FLOOR PLAN

(Highlighted)

6,223 SF



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TRADE AREA AERIAL AND TRAFFIC COUNTS

1606 Eastport Plaza Drive, Collinsville, IL 62234



RE/MAX
COMMERCIAL
RE/MAX PREFERRED
COMMERCIAL DIVISION

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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LOCATION INFORMATION

Building Name	1606 Eastport Plaza Dr.
Street Address	1606 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.	13-2-21-29-00-000-031
Lot Frontage	303'
Lot Depth	447'
Traffic Count	48,800 / 10,000
Traffic Count Street	I-255 / Horseshoe Lake Rd.
Taxes/Year	\$34,011.00 / 2024

BUILDING INFORMATION

Building Size	18,310 SF
SF Available	6,223 SF
Year Built	2009
Gross Usable Area	18,310 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 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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