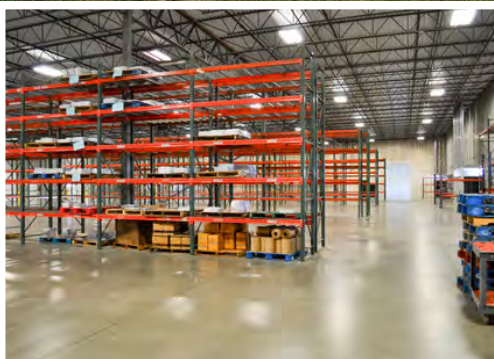


# EASTPORT PLAZA

26,140 SF OFFICE/WAREHOUSE SPACE

FOR LEASE

1607 Eastport Plaza  
Collinsville, IL 62234



**BARBERMURPHY**  
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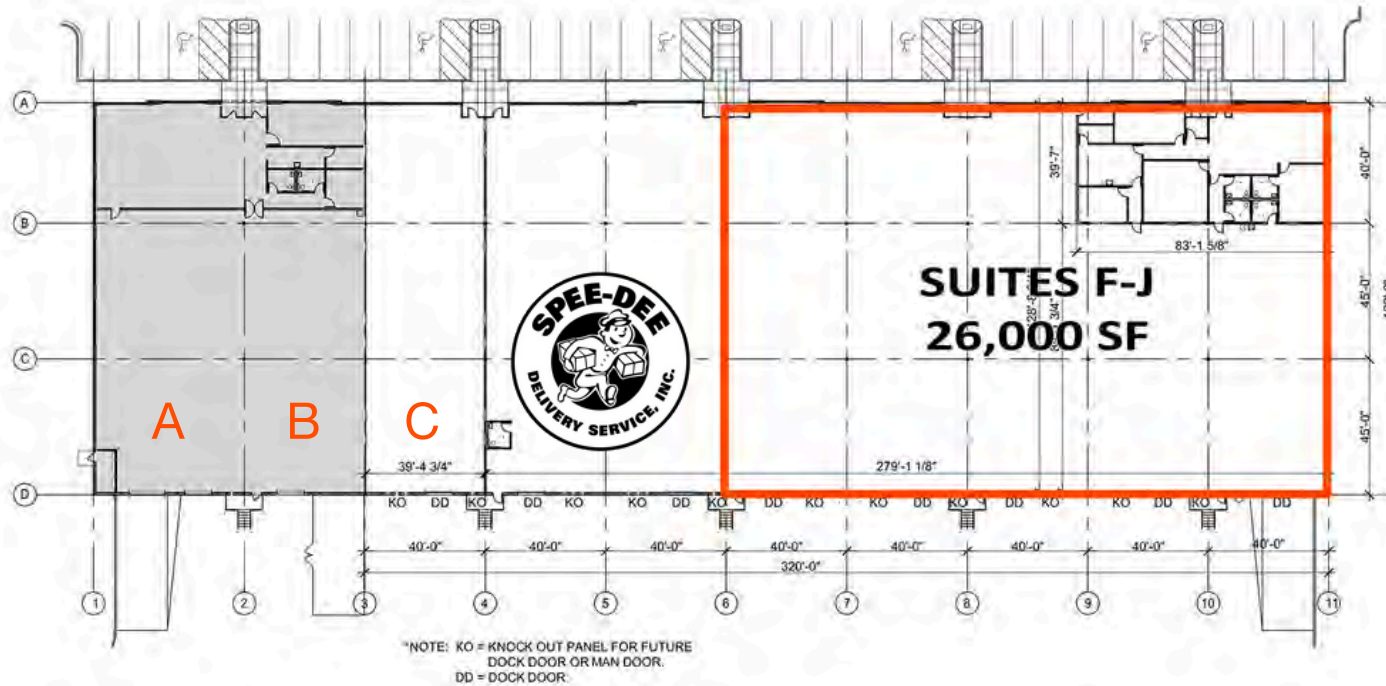
**Cole Hensel**  
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# FLOOR PLAN / SPACE DETAILS

1607 Eastport Plaza Dr., Collinsville, IL 62234

\*Not to scale



(3) 8'X10'  
DOCK DOORS



(1) 12'X14'  
DRIVE-IN DOOR



20'  
CLEAR HEIGHT



3,165 SF OFFICE SPACE

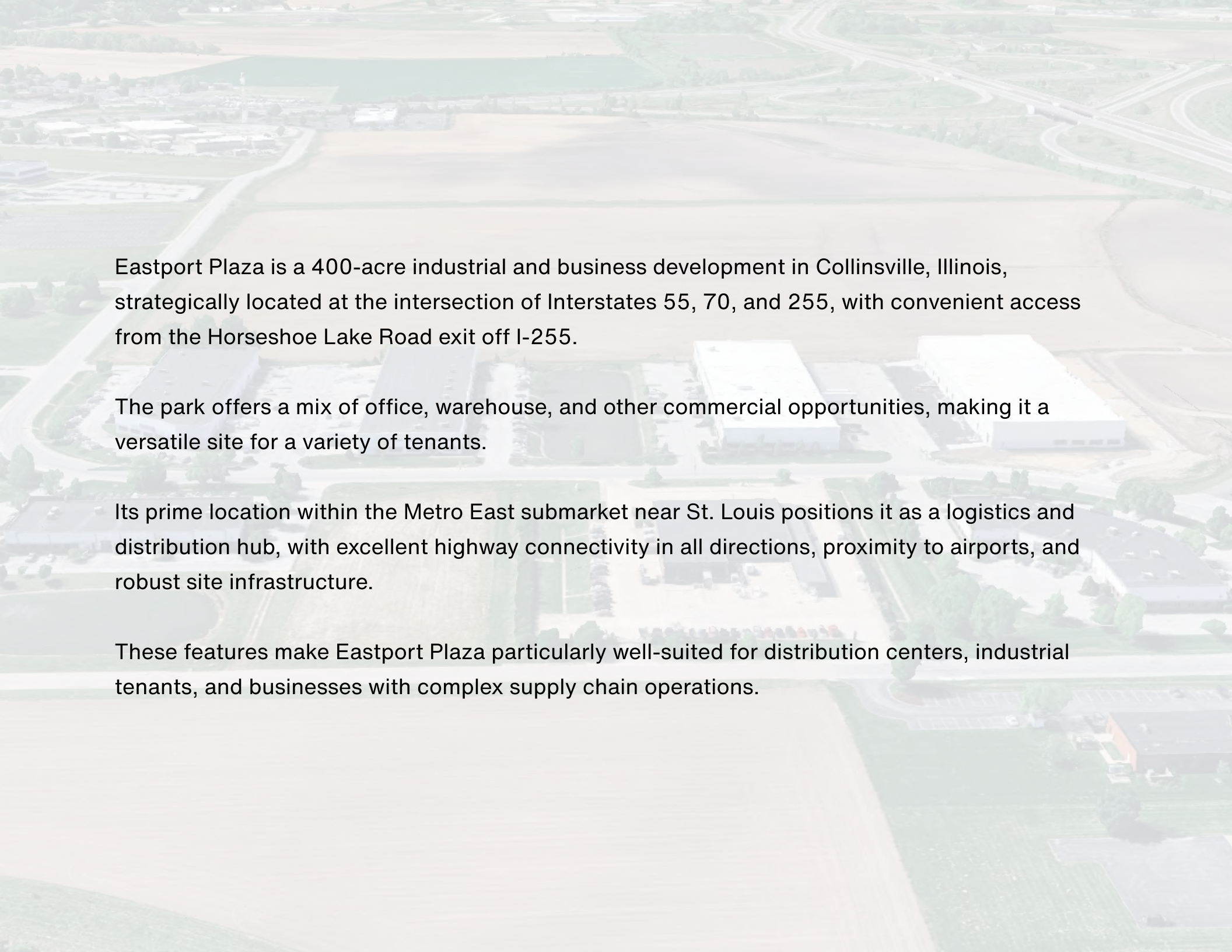
## SUITES F THRU J - 26,140 SF

22,975 SF of warehouse space with 3,165 SF of office space, (3) 8'x10' dock doors, (1) 12'x14' overhead door and 20' warehouse clear height, fully sprinkled. May divide. Office fully furnished. Some warehouse racking in place.

## ADDITIONAL SPACE AVAILABLE:

Suites A, B - 11,625 SF

Suite C - 5,400 SF available for lease 2nd quarter 2026.



Eastport Plaza is a 400-acre industrial and business development in Collinsville, Illinois, strategically located at the intersection of Interstates 55, 70, and 255, with convenient access from the Horseshoe Lake Road exit off I-255.

The park offers a mix of office, warehouse, and other commercial opportunities, making it a versatile site for a variety of tenants.

Its prime location within the Metro East submarket near St. Louis positions it as a logistics and distribution hub, with excellent highway connectivity in all directions, proximity to airports, and robust site infrastructure.

These features make Eastport Plaza particularly well-suited for distribution centers, industrial tenants, and businesses with complex supply chain operations.

# AREA MAP

1607 Eastport Plaza Dr., Collinsville, IL 62234



## LOCATION OVERVIEW

Centrally located in Collinsville's Eastport Plaza Industrial/Business Park with excellent access to I-255 (exit 26) and I-55/70 (exit 11) and only 15 miles from downtown St. Louis.

# INDUSTRIAL PROPERTY SUMMARY

1607 EASTPORT PLAZA

**LISTING #** 3001

## LOCATION DETAILS:

Parcel #: 13-2-21-30-08-202-003  
County: IL - Madison  
Zoning: BD-3 - Collinsville  
Complex: -  
Business Park / Development: -

## PROPERTY OVERVIEW:

Building SF: 53,300  
Usable Sqft: 26,140  
Office SF: 3,165  
Warehouse SF: 22,975  
Lot Size: 4.15 Acres  
Parking Spaces: 32  
Parking Surface Type: Asphalt  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 2015  
Renovated: 2019  
Clear Ht Min: 20  
Clear Ht Max: 20  
Bay Spacing: -  
Construction Type: Tilt-up Concrete, Concrete  
Roof: Membrane-Flat  
Floor Type: Reinforced Concrete

## FACILITY INFORMATION:

Heat: Throughout  
AC: Office  
Lighting: Fluorescent  
Sprinklers: Yes  
Insulated: Yes  
Ventilation: Yes  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: No

## LOADING & DOORS:

# of Dock Doors: 3  
Dock Doors: 8' x 10'  
Dock Levelers: Yes  
Dock Leveler Capacity: Unknown  
# Drive In Doors: 1  
Drive In Door Size: 12'x14'

## TRANSPORATION:

Interstate Access: 1 mile to I-255, 55 & 70  
Airport Access: 25 Miles to Lambert & 10 miles to St. Louis Downtown  
Rail Access: -  
Rail Line: -  
Rail Status: -

# INDUSTRIAL PROPERTY SUMMARY PG 2

1607 EASTPORT PLAZA

## 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:	120
Voltage High:	480
Amps:	200
Phase:	3



## TAX INCENTIVE ZONES:

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

## SALE/LEASE INFORMATION:

Lease Rate:	\$10.00
Lease Type:	NNN
NNN Expenses:	\$3.16

## FINANCIAL INFORMATION:

Taxes:	\$1.48
Tax Year:	2024

## PROPERTY DESCRIPTION

53,300 SF Multi-tenant tilt-up concrete office warehouse space built in 2015. 26,140 SF available for lease. Includes 22,975 SF warehouse, 3,165 SF office, (3) 8'x10' dock doors, (1) 12'x14' overhead door and 20' warehouse clear height, fully sprinkled. May divide. Office fully furnished. Some warehouse racking in place.