

Service Center/Warehouse Spaces
1001 McDonough Lake Rd | Collinsville, IL | US | Madison County
Available SF: 96,000 | Lease Rate: \$10.95



Building Type:	Industrial
Available SF:	96,000
Total SF:	96,000
Zoning:	BP-3
Year Built:	2025
Lease Rate:	\$10.95
Last Updated:	May 7, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

NOW LEASING - 1ST QUARTER 2026 (2) 48,000 SF Warehouse/Service Buildings. Each building consists of (5) 9,600 SF bays (divisible to approx. 4,600 SF), (10) 9x10' dock doors per building with (1) 6x6' dock leveler with shroud and bumpers. Additional 12x14' OH door knockout available. 10% office buildout per bay. Located near the intersection of Horseshoe Lake Rd. and McDonough Lake Rd., less than 1/2 mile off I-255 (exit 26). Situated in the most centralized area in the Metro-East Market where Interstates I-255, I-55/70 and I-64 make this an ideal location. 15 miles from downtown St. Louis. See attached property brochure for detailed information. Lease Rate: \$10.95/SF, NNN

Population

	254,453 10 Mile Radius	1,255,331 20 Mile Radius	1,969,162 30 Mile Radius
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Source: ESRI®, 2024

Households

	103,404 10 Mile Radius	544,435 20 Mile Radius	838,123 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: SW Electric