



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

	253,156	1,231,195	1,943,595
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	104,805	543,333	838,319
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

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

Utilities

Electric: SW Electric