

OFFICE/WAREHOUSE FOR LEASE
EASTPORT TECH CENTER III
1607 Eastport Plaza Drive | Collinsville, Illinois 62234



PACE

PROPERTIES



SPACE AVAILABLE: 5,200 SF

LEASE RATE: \$8.50/SF, NNN

ESTIMATED OPERATING EXPENSES:

Real Estate Taxes: \$1.44/SF

Insurance: \$0.20/SF

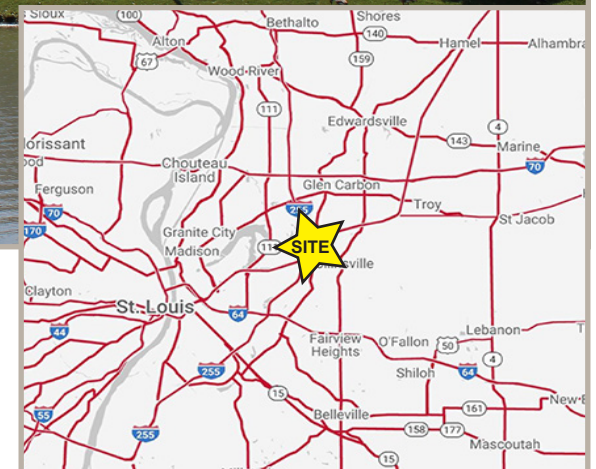
CAM: \$1.15/SF

Total: \$2.79/SF

PROPERTY DETAILS

Suite C

- 5,200 SF of office/warehouse
- 10% office to be built to suit
- 1 dock, additional possible



PACEPROPERTIES.COM

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St. Louis, Missouri 63144

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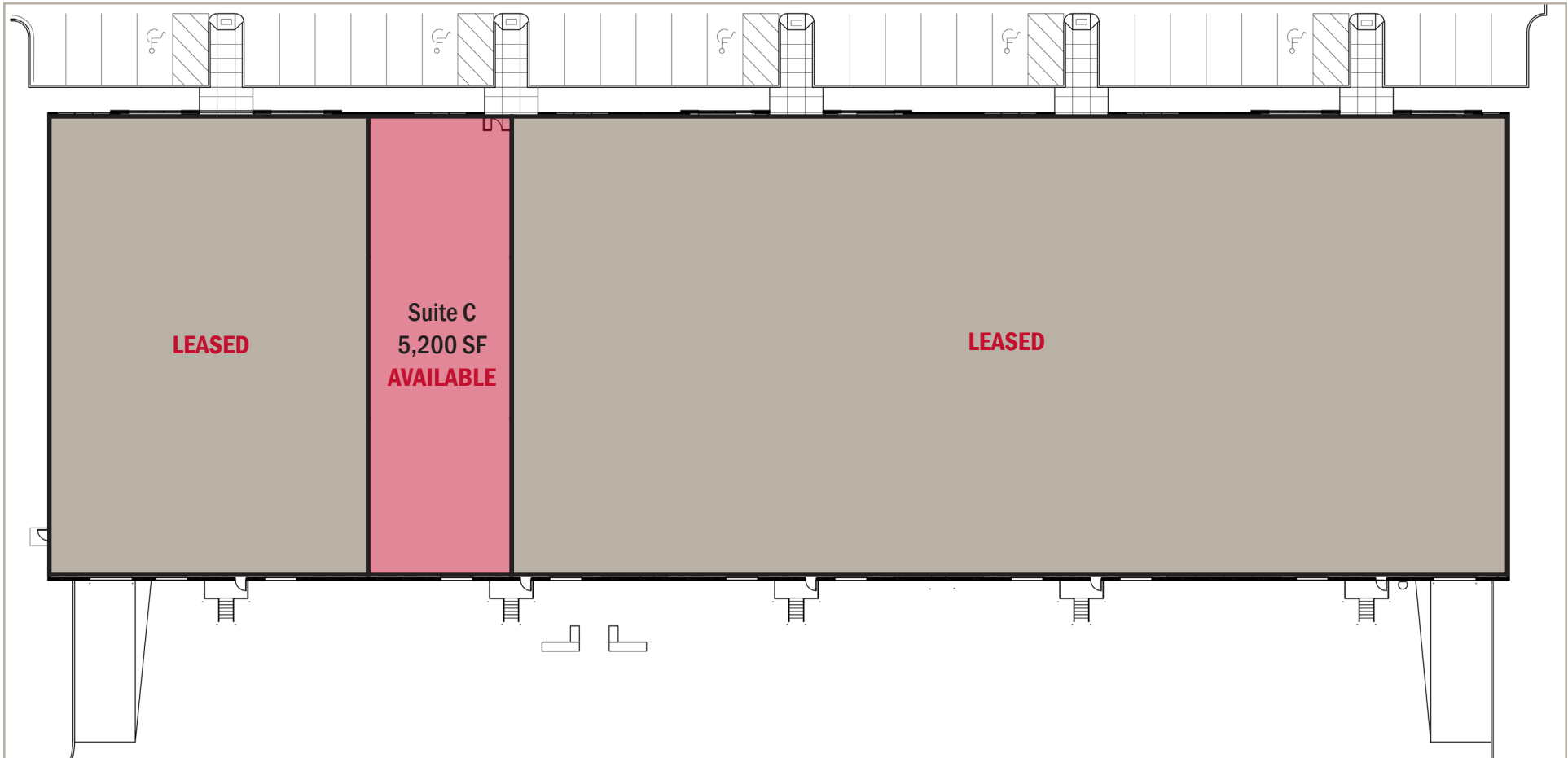
CONTACT US FOR MORE INFORMATION

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

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BUILDING DESCRIPTION

TYPE:	Office/Warehouse	CEILING HEIGHT:	201'
YEAR BUILT:	2015	FLOORS:	Concrete reinforced
CONSTRUCTION:	Concrete tilt-up	ROOF:	Flat
BUILDING SF:	53,417 SF	ELECTRICAL:	3 Phase, 480 Amp
AVAILABLE SF:	5,200 SF	SPRINKLERS:	Wet system