

For Lease

100 Regency Centre Rd., Collinsville, IL 62234



- 4,500+/- SF in Regency Centre
- Convenient Location on Belt Line RD
- High Visibility with Signage
- Multiple Private Offices and Garage Space
- Can be Divided to 2,000 SF

Reduced Lease Rate: \$7.50/SF, Gross

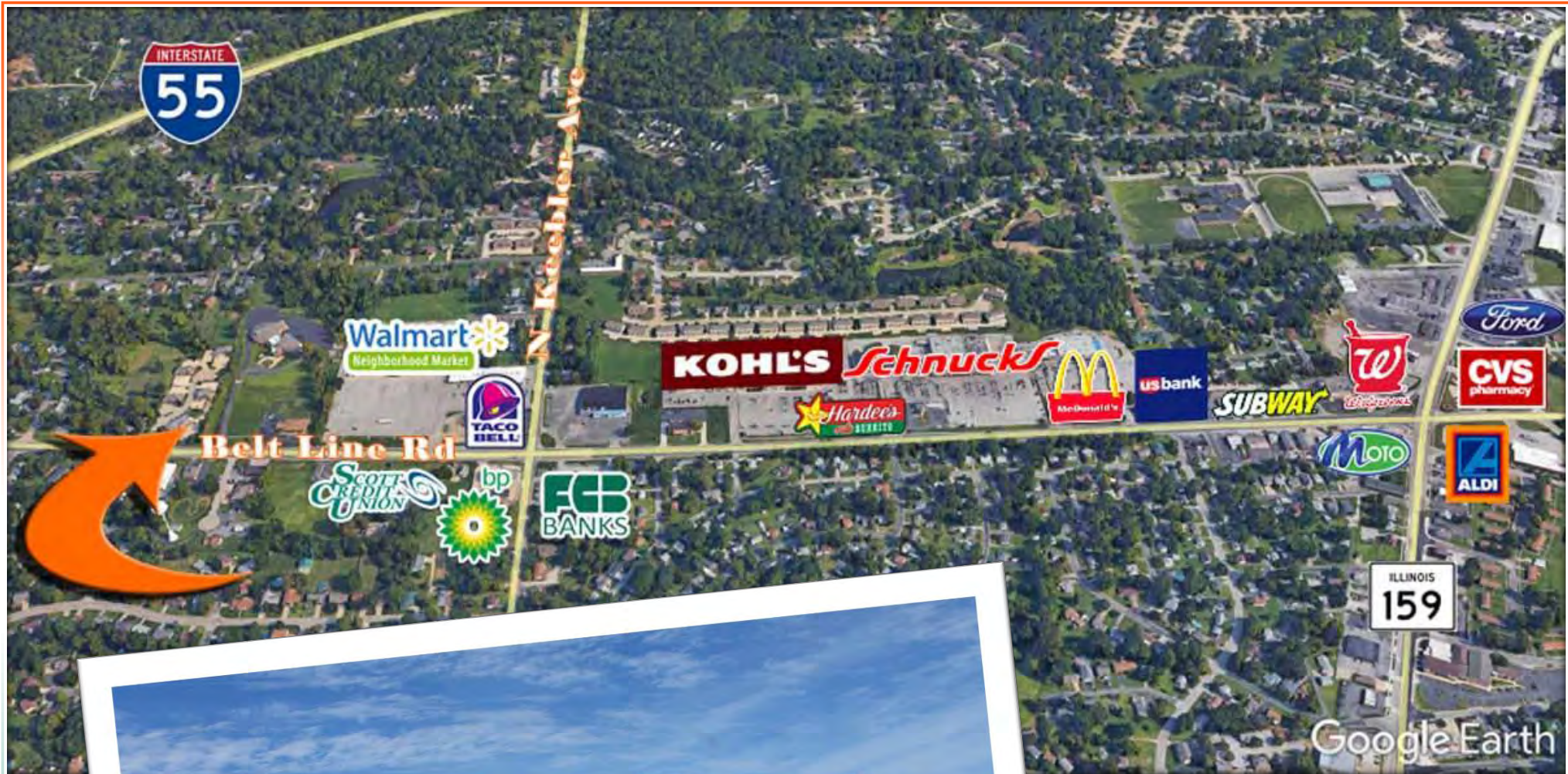
BARBERMURPHY

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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.





BARBERMURPHY

Listing No: 2010

Office

100 Regency Centre Rd
Collinsville, IL 62234

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$7.50
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Improvements are negotiable.

Total SF Available: 4,500 SF
Min Divisible SF: 2,000 SF

SQUARE FOOT INFO:

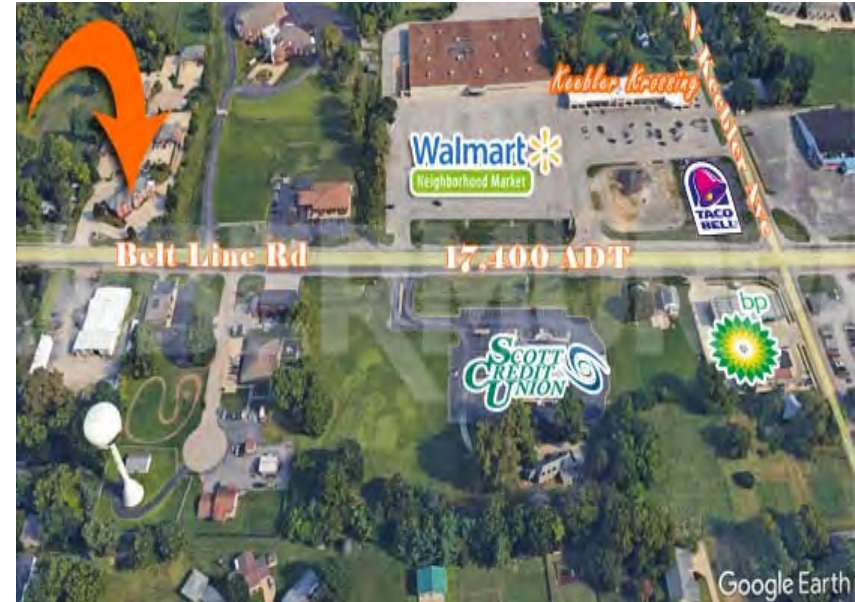
Building Total: 9,000 SF
Total Available: 4,500 SF
Direct Lease: 4,500 SF
Sublease: 0 SF
Office: 4,500 SF
Retail: 0 SF
Min Divisible: 2,000 SF
Max Contiguous: 4,500 SF

LAND MEASUREMENTS:

Acres: 0.60
Frontage: 180 FT
Depth: 150 FT

PROPERTY INFORMATION:

Parcel No:	13-1-21-21-15-401-010.001	TIF:	No	Parking:	20+ spaces
County:	Madison	Enterprise Zone:	No	Surface Type:	Concrete
Zoning:	CP-2 Commercial Park	Survey:	No	Traffic Count:	17,400
Zoning By:	Collinsville	Environmental:	No	Property Tax:	\$11,533.00
Complex:	Regency Centre	Archaeological:	No	Tax Year:	2017
Prior Use:	Office				



Comments

Excellent visibility from Beltline Rd. Multiple offices with access to garage space. Can be divided down to about 2,000 SF. Less than 5 minutes from I-55/70 at Exit 3.

STRUCTURAL DATA:

Year Built:	1998	Clearance Min:		Exterior:	Brick
Rehab Year:		Clearance Max:		Bay Spacing:	
Floors:	2	Floor Drains:		Sprinklers:	No
Class:	B				

Listing Broker(s)

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