

769,500 SF FOR LEASE CLASS A CROSS-DOCK DISTRIBUTION SPACE

P PLYMOUTH REIT

AVAILABLE 1/1/27

**3919 Lakeview Corporate Drive
Edwardsville, IL 62025**

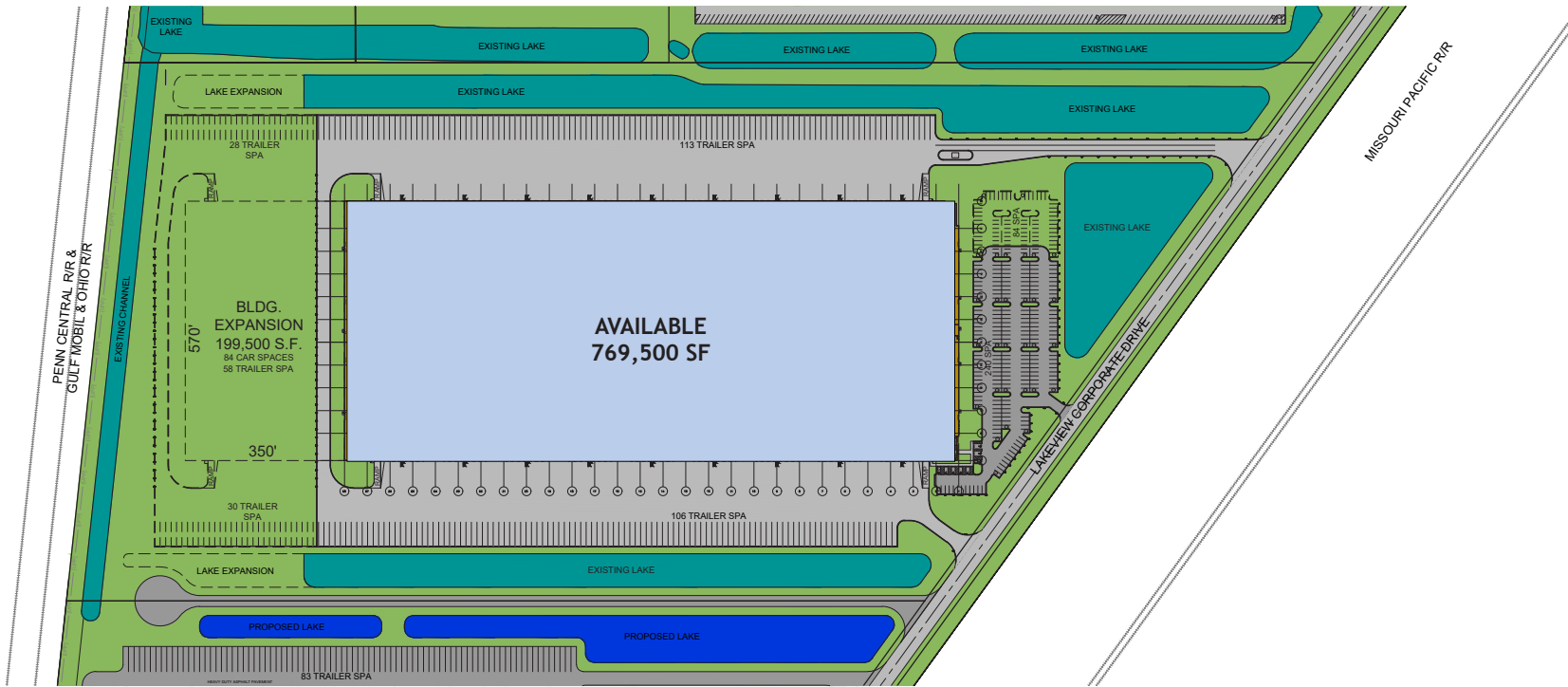
BLOCK

HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

3919 LAKEVIEW CORPORATE DRIVE
EDWARDSVILLE, IL 62025

PROPERTY SPECS



- Office BTS
- 36' Clear Ceiling Height
- 50' x 60' Column Spacing
- LED Lights
- ESFR Sprinkler System
- 224 Trailer Stalls
- Expandable by 199,500 SF
- Four (4) Rupp Gas Fired Make-Up Air Units
- 800 Amps / 480 Volts / 3-Phase Power
- Sixty (60) Exterior Docks
- Four (4) Grade-Level Doors

• **Tax Abatement:** 2026 - 100%; 2027 - 70%; 2028 - 40%; 2029 - 10%; 2030 - fully assessed.

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FLOOR PLAN

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JEFF HAWLEY

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LEASE RATE: \$4.50/SF NNN

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CONTACT INFORMATION

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