

## 5,180 SF Office/Warehouse for Sale

605 Railroad St, Dupu, Illinois 62239  
St. Clair County

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### Property Description

#### Office/Warehouse

2 Buildings situated on 1.18 acres. (1) 2,380 SF Bldg. with Heat and AC and (1) 2,800 SF Bldg. Both Buildings have 3 Phase Electric. Framed Buildings - Not Pole Barns. Black Top Parking.

2,380 SF Building consists of: 4 Offices, 2 Restrooms, Reception Area, Shop Area and 3 OHD's.  
2,800 SF Building is Fully Insulated with 14'x16' Drive-Thru Door.

**Sale Price: \$270,000**

#### Basic Details

Listing No:	641
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	5,180 Sqft.
Lot Size (Acres):	1.18 Acre(s)
Sale Price:	\$270,000

#### Square Foot Information

Building Total Sqft:	5,180 Sqft.
Office:	600 Sqft.
Warehouse:	4,580 Sqft.
Min Divisible Sqft:	2,380 Sqft.
Max Contiguous Sqft:	2,800 Sqft.

## Facility Information

Drive-In Doors:	4
Drive-In Door Size:	(1) 9'x7' (1) 9'x9' and (1) 14'x16'
Heating:	Yes
Insulated:	Yes

## Structural Data

Year Built:	1984
Rehab Year:	2008
Clearance Min:	10 ft
Clearance Max:	18 ft
Exterior:	Metal
Floors:	1
Floor Type:	Concrete

## Utility Information

Water Provider:	City of Dupo
Water Provider Location:	On Site
Sewer Provider:	Sugarloaf Township
Sewer Provider Location:	On Site
Gas Provider:	City of Dupo
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
Phase:	3
Low Volts:	240

## Property Information

Parcel No:	06-15.0-101-023/026; 06-15.0-107-027
Zoning:	Industrial
Zoning By:	Dupo
TIF:	Yes
Property Tax:	\$3,422.32
Tax Year:	2019

## Land Measurements

Acres:	1.18 Acre(s)
Frontage:	50 ft
Depth:	600 ft

## Transportation

Interstate:	I-255
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