



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

22,500 SF Office/Warehouse for Lease

729 Prarie Dupont Dr, Dupo, Illinois 62239
St. Clair County

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Basic Details

Listing No:	2773
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	25,000 Sqft.
Lot Size (Acres):	1.25 Acre(s)
Total Sqft Available:	22,500 Sqft.
Lease Rate:	\$7.50 Per Sqft
Lease Type:	NNN
Net Charges:	\$1.50/SF

Address

Country:	US
State:	IL
County:	St. Clair
City:	Dupo
Zipcode:	62239
Street Number:	729
Street:	Prarie Dupont
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	25,000 Sqft.
Direct Lease:	22,500 Sqft.
Office:	2,400 Sqft.
Warehouse:	20,100 Sqft.
Min Divisible Sqft:	22,500 Sqft.
Max Contiguous Sqft:	22,500 Sqft.

Facility Information

Truck Dock:	1
Drive-In Doors:	2
Drive-In Door Size:	14' x 14'
Heating:	Throughout
Cooling:	Office
Insulated:	Yes
Sprinklers:	Wet
Lighting:	T-9

Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

Property Information

Parcel No:	6220202004
Zoning:	Industrial
TIF:	Yes
Environmental:	Yes
Parking:	6
Parking Surface Type:	Paved & Rock
Property Tax:	\$19,773.22
Tax Year:	2022

Structural Data

Year Built:	2008
Rehab Year:	2020
Clearance Min:	24 in
Clearance Max:	28 in
Style:	Steel Frame
Roof:	Metal Standing Seam
Exterior:	Metal Skin
Sprinklers:	Yes
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	1.25 Acre(s)
Frontage:	323 ft
Depth:	695 ft

Utility Information

Water Provider:	City of Dupo
Sewer Provider:	City of Dupo
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
AMPS:	600
Phase:	3
Low Volts:	240
High Volts:	480

Transportation

Interstate:	2 miles to I-255
Airport:	11 Miles to St. Louis Downton Airport