

## 3,400 SF Office and Warehouse

1500 Bluffview Dr, Dupo, Illinois 62239  
St. Clair County

### Cole . Hensel

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### Basic Details

Listing No:	2941
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	14,440 Sqft.
Total Sqft Available:	3,400 Sqft.
Max Acres Available:	-1 Acre(s)
Lease Rate:	\$2,700.00 Per Month
Lease Type:	Gross + Utilities

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Dupo
Zipcode:	62239
Street Number:	1500
Street:	Bluffview
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	14,440 Sqft.
Direct Lease:	3,400 Sqft.
Office:	900 Sqft.
Retail:	-3 Sqft.
Warehouse:	2,500 Sqft.
Min Divisible Sqft:	3,400 Sqft.
Max Contiguous Sqft:	3,400 Sqft.

### Facility Information

Drive-In Doors:	1
Drive-In Door Size:	10'x14'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	06-28.0-400-059
Zoning:	Commercial
Parking:	8
Parking Surface Type:	Asphalt
Property Tax:	\$6,165
Tax Year:	2023

## Land Measurements

Acres:	0.87 Acre(s)
Frontage:	105 ft
Depth:	165 ft

## Transportation

Interstate:	I-255 (1.2 miles)
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## Structural Data

Year Built:	1990
Rehab Year:	2024
Clearance Min:	8 ft
Clearance Max:	14 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	City of Dupo
Water Provider Location:	On Site
Sewer Provider:	City of Dupo
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	1
Low Volts:	220
High Volts:	240