

## 6,000 SF Office/Warehouse for Lease

351 Transpoint Dr, Dupo, Illinois 62239  
St. Clair County

**Steve Zuber - CCIM, SIOR**  
Phone: 314-409-7283  
Email: steve@barbermurphy.com

**Cole . Hensel**  
Phone: 618-606-2646  
Email: coleh@barbermurphy.com



### Basic Details

Listing No:	2942
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	6,000 Sqft.
Lot Size (Acres):	2.47 Acre(s)
Total Sqft Available:	6,000 Sqft.
Lease Rate:	\$7.50 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Dupo
Zipcode:	62239
Street Number:	351
Street:	Transpoint
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	6,000 Sqft.
Direct Lease:	6,000 Sqft.
Office:	900 Sqft.
Warehouse:	5,100 Sqft.
Min Divisible Sqft:	6,000 Sqft.
Max Contiguous Sqft:	6,000 Sqft.

### Facility Information

Drive-In Doors:	1
Drive-In Door Size:	14'x12'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	06-16.0-409-006
Zoning:	Industrial
TIF:	Yes
Enterprise Zone:	Yes
Parking:	20
Parking Surface Type:	Asphalt
Property Tax:	\$8,458
Tax Year:	2023

## Land Measurements

Acres:	2.47 Acre(s)
Frontage:	354 ft
Depth:	318 ft

## Transportation

Interstate:	I-255 (1.5 miles)
Airport:	St. Louis Downtown Airport (6.5 miles)

## Structural Data

Year Built:	2010
Rehab Year:	2023
Clearance Min:	16 ft
Clearance Max:	18 ft
Bay Spacing:	Clear Span
Style:	Steel
Roof:	Metal
Exterior:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

## 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:	Single
Low Volts:	220
High Volts:	240