

Industrial Building for Lease

6 Coulter Rd., Dupo, IL 62239



Lease Rate: \$2,400 - \$4,200/Month, Gross

- Bldg 1: Warehousing, Trucking Operation, Manufacturing, Repair Shop, Construction Shop
- Bldg 2: Shop/Garage
- Securely Fenced Property
- Zoned Heavy Industrial
- Near the Union Pacific Rail Yard
- Minutes From I-255, St. Louis and the JB Bridge
- 3 Phase Power

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS Joe Hardin
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Building 1 – 11,544 SF



- (3) 12'x14' OHD's and (1) 10'x10' OHD
- 2 Offices: 9'x12' and 10'x12'
- Storage Room
- Restroom
- 2-5 Acres for Parking
- 3 Phase; 480V Electric Service

Lease Rate: \$4,200/Month, Gross



Space Specs

Listing No: 1561.1

Industrial

6 Coulter Road
Building 1
Dupo, IL 62239

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$4,200.00
Lease Type: Gross
Net Charges:
CAM Charges:

Leasing Comments:

Landlord bills the electric.

Total Unit SF 11,544 SF
Min Divisible SF: 11,544 SF

SQUARE FOOT INFO:

Building Total 11,544 SF
Total Available 11,544 SF
Direct Lease: 11,544 SF
Sublease: 0 SF
Office: 230 SF
Warehouse: 11,314 SF
Min Divisible: 11,544 SF
Max Contiguous: 11,544 SF

LAND MEASUREMENTS:

Acres: 10.48
Frontage:
Depth:



PROPERTY INFORMATION:

Parcel No: 06-21.0-105-002	TIF: No	Property Tax: \$11,611.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2018
Zoning: Industrial	Foreign Trade Zone: No	
Zoning By: Dupo	Survey: No	
Industrial Park:	Environmental: No	
Prior Use:	Archaeological: No	

STRUCTURAL DATA:

Year Built: 1990	Clearance Min: 32'	Style:
Rehab Year: 2011	Clearance Max: 32'	Roof: Metal
	Bay Spacing:	Exterior: Metal
		Floors:
		Floor Type: Reinforced Concrete
		Floor Thickness:
		Floor Drains: Yes

6 Coulter Road, Building 1
Dupo, IL 62239

UTILITY INFORMATION

Water Provider:	City of Dupo	Service:		Location:	On Site
Sewer Provider:	City of Dupo	Service:		Location:	On Site
Gas Provider:	City of Dupo	Service:		Location:	Not on Site
Electric Provider:	Ameren	Service:		Location:	On Site
AMPS:		Phase:	3 Phase		
Low Volts:		High Volts:	480		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	Size:	
Dock Levelers:	Capacity:	
Drive-In Doors:	Size:	(3) 12'x14, (1) 10'x10'
Box Van Doors:		

Overhead Cranes:	Size:
Elevators:	

Heating:	Gas	Men's Restroom:	Yes
Cooling:		Women's Restroom:	No
Insulated:	No	Shower:	No

Sprinklers:		Ventilation:	Yes
Lighting:	LED	Compressed Air:	No
Skylights:	No		

Parking:
Surface Type:
Yard:
Extra Land:

TRANSPORTATION

Interstate:	I-255
Rail:	Near Union Pacific Rail Yard
Barge:	No
Airport:	No

Listing Broker(s)

Joe Hardin
Office: (618) 277-4400
joeh@barbermurphy.com
Cell: (618) 660-8759

Comments

11,544 SF Industrial Building for Lease. Warehousing, Trucking Operation, Manufacturing, Machining Repair Shop, Construction Shop. Reinforced Concrete Floors, 32' Eve Height, 4 OHD's - (3)12'x14', (1)10'x10'; 3 Entry Doors, 2 Offices - 9'x12' and 10'x12', 1 Restroom, 2 Storage Rooms, 3 Phase/480 Volt Electric Service. Zoned Heavy Industrial, Lease is for the building, additional parking and outdoor storage is available on a 10+ acre fenced lot. Located near the Union Pacific Rail Yard.

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Building 2 – 3,900 SF



- 3,600 SF with 300 SF Office on Mezzanine
- (2) 12'x16' OHD's and (1) 12'x14' OHD
- 3 Phase Power
- Storeroom
- Restroom

Lease Rate: \$2,400/Month, Gross



Space Specs

Listing No: 1561.1
Industrial
Industrial- Truck Terminal/Hub

6 Coulter Road
Building 2
Dupo, IL 62239

LEASE INFORMATION:

For Lease: No
Lease Rate: \$2,400.00
Lease Type: Gross
Net Charges:
CAM Charges:

Leasing Comments:

3,600 SF Shop with 300 SF Office for Lease, 3 OHD's, (2) 12'x16', (1) 12'x14'. 3 Phase Power. Set up for Truck and Equipment Maintenance. Building is located in a securely fenced property, minutes from I 255, 3 or more additional acres are available.

Total Unit SF 3,900 SF
Min Divisible SF: 3,900 SF

SQUARE FOOT INFO:

Building Total 3,900 SF
Total Available 3,900 SF
Direct Lease: 3,900 SF
Sublease: 0 SF
Office: 300 SF
Warehouse: 3,600 SF
Min Divisible: 3,900 SF
Max Contiguous: 3,900 SF

LAND MEASUREMENTS:

Acres: 10.48
Frontage:
Depth:



PROPERTY INFORMATION:

Parcel No: 06-21.0-105-002	TIF: No	Property Tax: \$11,611.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2018
Zoning: Industrial	Foreign Trade Zone: No	
Zoning By: Dupo	Survey: No	
Industrial Park:	Environmental: No	
Prior Use:	Archaeological: No	

STRUCTURAL DATA:

Year Built: 1990	Clearance Min: 18'	Style:
Rehab Year: 2009	Clearance Max: 22'	Roof: Metal
	Bay Spacing:	Exterior: Metal
		Floors: 1
		Floor Type: Concrete
		Floor Thickness:
		Floor Drains: Yes

6 Coulter Road, Building 2
Dupo, IL 62239

UTILITY INFORMATION

Water Provider:	City of Dupo	Service:		Location:	On Site
Sewer Provider:	City of Dupo	Service:		Location:	On Site
Gas Provider:	City of Dupo	Service:		Location:	Not on Site
Electric Provider:	Ameren	Service:		Location:	On Site
AMPS:		Phase:	3 Phase		
Low Volts:		High Volts:	480		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:		Size:		Parking:	
Dock Levelers:		Capacity:		Surface Type:	Concrete
Drive-In Doors:	3	Size:	(2) 12'x16', (1) 12'x14'	Yard:	1 Acre
Box Van Doors:				Extra Land:	3 Acres
Overhead Cranes:		Size:			
Elevators:					
Heating:	Gas	Men's Restroom:	Yes	Interstate:	I-255
Cooling:	None	Women's Restroom:	No	Rail:	Near Union Pacific Rail Yard
Insulated:	No	Shower:	No	Barge:	No
Sprinklers:		Ventilation:	No	Airport:	No
Lighting:	LED	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	I-255
Rail:	Near Union Pacific Rail Yard
Barge:	No
Airport:	No

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Comments

Industrial Building, Zoned Heavy Industrial, Minutes from I-255, St. Louis and the Jefferson Barracks Bridge.

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