

5,180 SF Office/Warehouse for Sale

605 Railroad St., Dupo, IL 62239



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.

SALE PRICE: \$270,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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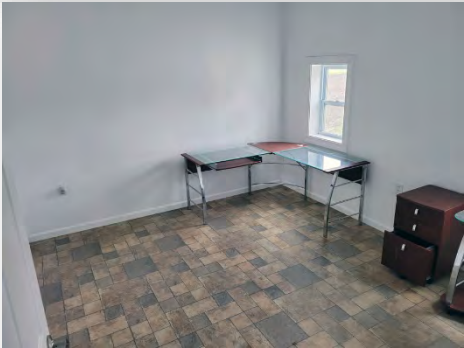
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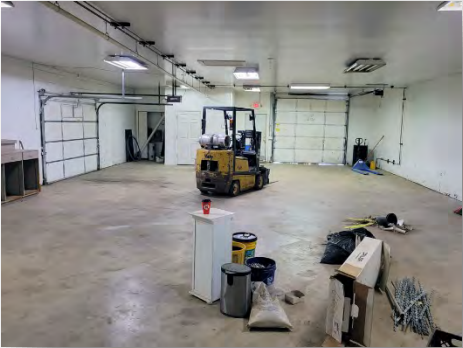
AREA MAP & IMAGES



2,380 SF
4 Offices, 2 Restrooms, Reception Area, Shop Area and 3 OHD's



2,800 SF
Fully Insulated Shop with 14'x16' Drive-Thru Door.



Listing No: 641

**Industrial
Office / Warehouse**

605 Railroad Street
Dupo, IL 62239

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$270,000
 Sale Price/SF: \$51.94
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: No
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: 5,180 SF

Min Divisible SF: 2,380 SF

SQUARE FOOT INFO:

Building Total: 5,180 SF
 Total Available: 5,180 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 600 SF
 Warehouse: 4,580 SF
 Min Divisible: 2,380 SF
 Max Contiguous: 2,800 SF

LAND MEASUREMENTS:

Acres: 1.18
 Frontage: 50 FT
 Depth: 600 FT

PROPERTY INFORMATION:

Parcel No: 06-15.0-101-023, 026 06-15.0-107-027
 County: St. Clair
 Zoning: Industrial
 Zoning By: Dupo
 Industrial Park:
 Prior Use:

TIF: Yes **Property Tax:** \$3,422.32
 Enterprise Zone: No **Tax Year:** 2019
 Foreign Trade Zone: No
 Survey: No
 Environmental: No
 Archaeological: No

STRUCTURAL DATA:

Year Built:	1984	Clearance Min:	10'	Style:	
Rehab Year:	2008	Clearance Max:	18'	Roof:	Asphalt
		Bay Spacing:		Exterior:	Metal
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	
				Floor Drains:	



605 Railroad Avenue
Dupo, IL 62239**UTILITY INFORMATION**

Water Provider:	City of Dupo	Service:		Location:	On Site
Sewer Provider:	Sugarloaf Township	Service:		Location:	On Site
Gas Provider:	City of Dupo	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:		Phase:	3 Phase		
Low Volts:	240	High Volts:			
Telecom Provider:	Harrisonville Telephone	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	Size:	
Dock Levelers:	Capacity:	
Drive-In Doors:	4	Size: (2) 9'x9' (1) 9'x7' (1) 14'x16'
Box Van Doors	No	

Overhead Cranes:	No	Size: N/A
Elevators:	No	

Heating:	Yes	Men's Restroom:	No
Cooling:		Women's Restroom:	No
Insulated:	Yes	Shower:	No
Sprinklers:		Ventilation:	No
Lighting:		Compressed Air:	No
Skylights:	No		

Parking:
Surface Type:
Yard:
Extra Land:

Additional Facility Information:**TRANSPORTATION**

Interstate: I-255
Rail:
Barge:
Airport:

Listing Broker(s)

Joe Hardin
Office: (618) 277-4400
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Cell: (618) 660-8759

Comments

2 buildings on 1+ acre, 2,380 sf building has 4 average offices, 2 restrooms, reception area, shop area has gas heat and ac 2 OHDs 9 X 9 & 9 X 7 with door openers, 10' ceilings, very clean space, offices were built new in 2008. Larger shop is 2,800 sf, fully insulated, 14 X 16 Drive thru OHD, with door opener. Gas heat. Both buildings have 3 phase electric. Both are built on foundations with 16" oc studded walls (not pole barn construction). New roof on rear building and new restroom and office. Approximately 50' X 110 'of asphalt between buildings, similar sized graveled area in front of smaller building. Rear building is leased for \$1,250 per month. it has a notice to cancel option. See listing broker for details.