

# 3 ACRE SITE FOR LEASE

257 Coulter Road, East Carondelet, IL 62296



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS Joe Hardin  
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.660.8759  
618.277.4400 [barbermurphy.com](http://barbermurphy.com) [JoeH@barbermurphy.com](mailto:JoeH@barbermurphy.com)



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# AREA MAP



## PROPERTY SUMMARY

- 3.08 acre For Lease Industrial site in Dupo.
- The site is newly rocked, fenced
- Features an electronic gate and new lot lighting
- Excellent site for outdoor storage, equipment yard, material yard or landscaping yard

**LEASE RATE: \$3,000/SF, GROSS**

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# IMAGES



**Listing No:** 2695**Total Acres Available:** 3.08**Min Divisible Acres:** 3.08**Land****LAND MEASUREMENTS:****Acres:** 3.08**Frontage:** 277 FT**Depth:** 471 FT**Subdivide Site:** No**Industrial**257 Coulter Road  
East Carondelet, IL 62240**TRANSPORTATION :****Interstate:** I-255**Rail:** Mo Pac**Barge:****Airport:** Downtown St Louis Parks Airport**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/Acre:****Sale Price/SF:****LEASE INFORMATION:**

<b>For Lease:</b>	Yes
<b>Lease Rate:</b>	\$3,000/Month
<b>Lease Type:</b>	Gross

**PROPERTY INFORMATION:****Parcel No:** 06-20.0-200-016**County:** St. Clair**Zoning:** I1**Zoning By:** Dupo**Complex:****TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Property Tax:** \$2,081.00**Tax Year:** 2022**Traffic Count:** N/A**Topography:** Level**Leasing Comments**

3.08 acre For Lease Industrial site in Dupon. The site newly rocked, fenced and has an electronic gate and new lot lighting. Perfect for outdoor storage, equipment yard, material yard, landscaping yard.

**UTILITY INFORMATION****Water Provider:** Village of Dupo**Sewer Provider:** Village of Dupo**Gas Provider:** Ameren IL**Electric Provider:** Ameren IL**Telecom Provider:** Harrisonville Telephone**Service:** **Location:** Coulter Rd**Service:** **Location:** Coulter Rd**Service:** **Location:** Coulter Rd**Service:** **Location:** On Site**Service:** **Location:****Listing Broker(s)**

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