2.5 ACRE SITE FOR LEASE

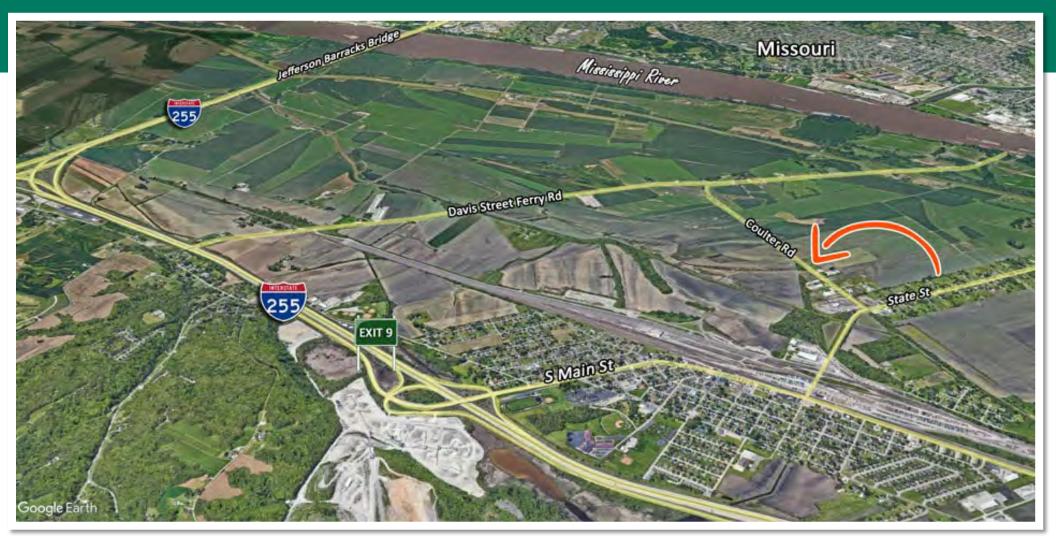
257 Coulter Road, East Carondelet, IL 62296



C: 618.660.8759 JoeH@barbermurphy.com 618.277.4400 barbermurphy.com

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

AREA MAP



PROPERTY SUMMARY

- 2.5 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/Month, Gross

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IMAGES





BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

Sale Price/Acre: Sale Price/SF:

Listing No:	2695	Total Acres Min Divisit	s Available: ble Acres:		
Land		LAND MEA	ASUREMENTS:		
Industrial		Acres: Frontage: Depth:			
257 Coulter Road East Carondelet, IL 62240		Subdivide Site:			
		Interstate:	RIANON.		
SALE INFORMATION:		Rail:			
For Sale: Sale Price:	No	Barge: Airport:	Downtown St Louis		



Sale Price/SF:									
		PROPERTY INFORMATION:							
LEASE INFORMATIC	ON:	Parcel No:	06-20.0-200-016	TIF:	No	Property Tax:	\$2,081.00		
For Lease:	Yes	County:	St. Clair	Enterprise Zone:	No	Tax Year:	2022		
Lease Rate:	\$3,000/Month	Zoning:	11	Survey:	No				
Lease Type:	Gross	Zoning By:	Dupo	Environmental:	No	Traffic Count:	N/A		
		Complex:		Archaeological:	No	Topography:	Level		
Leasing Comments		·		5		1019			
2.5 acre For Lease Industrial site in Dupo. 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 D	иро	Service:	Location:	Coulter Rd		
		Sewer Provider:	Village of D	иро	Service:	Location:	Coulter Rd		
		Gas Provider:	Ameren IL		Service:	Location:	Coulter Rd		
		Electric Provider	: Ameren IL		Service:	Location:	On Site		
		Telecom Provide	r: Harrisonville	e Telephone	Service:	Location:			

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

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2.5 277 FT 471 FT No

I-255 Mo Pac

Parks Airport