

2.5 ACRE SITE FOR LEASE

257 Coulter Road, East Carondelet, IL 62296



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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



Listing No: 2695**Total Acres Available:** 2.5**Min Divisible Acres:** 2.5**Land****LAND MEASUREMENTS:**

Acres: 2.5
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:

PROPERTY INFORMATION:

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

LEASE INFORMATION:

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

UTILITY INFORMATION

Water Provider: Village of Dupo	Service:	Location: Coulter Rd
Sewer Provider: Village of Dupo	Service:	Location: Coulter Rd
Gas Provider: Ameren IL	Service:	Location: Coulter Rd
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider: Harrisonville Telephone	Service:	Location:

Leasing Comments

2.5 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.

Listing Broker(s)

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