

FOR
SUB-LEASE

8,500 SF WAREHOUSE

391 Transpoint Drive, Dupon, IL 62239



BARBERMURPHY

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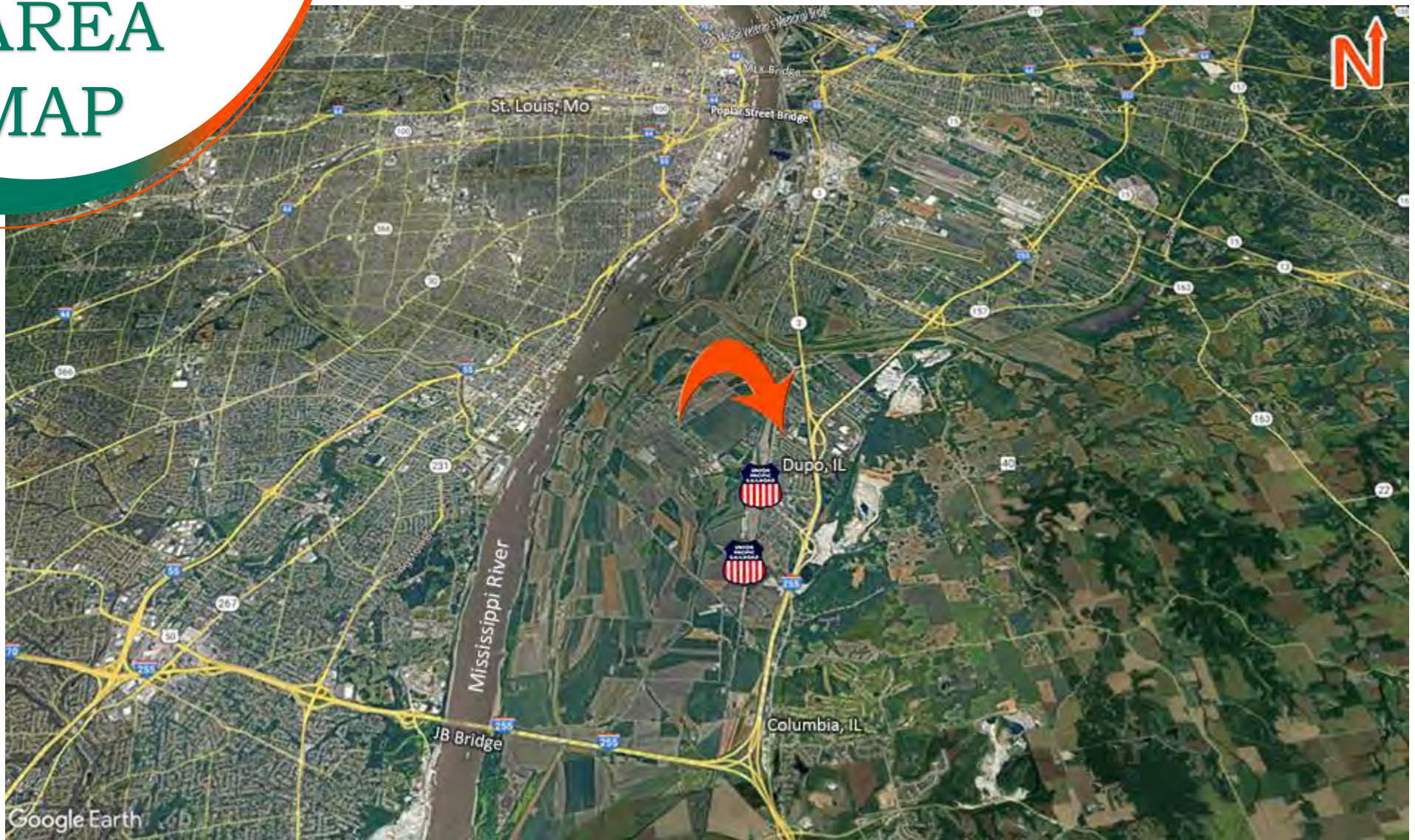
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP



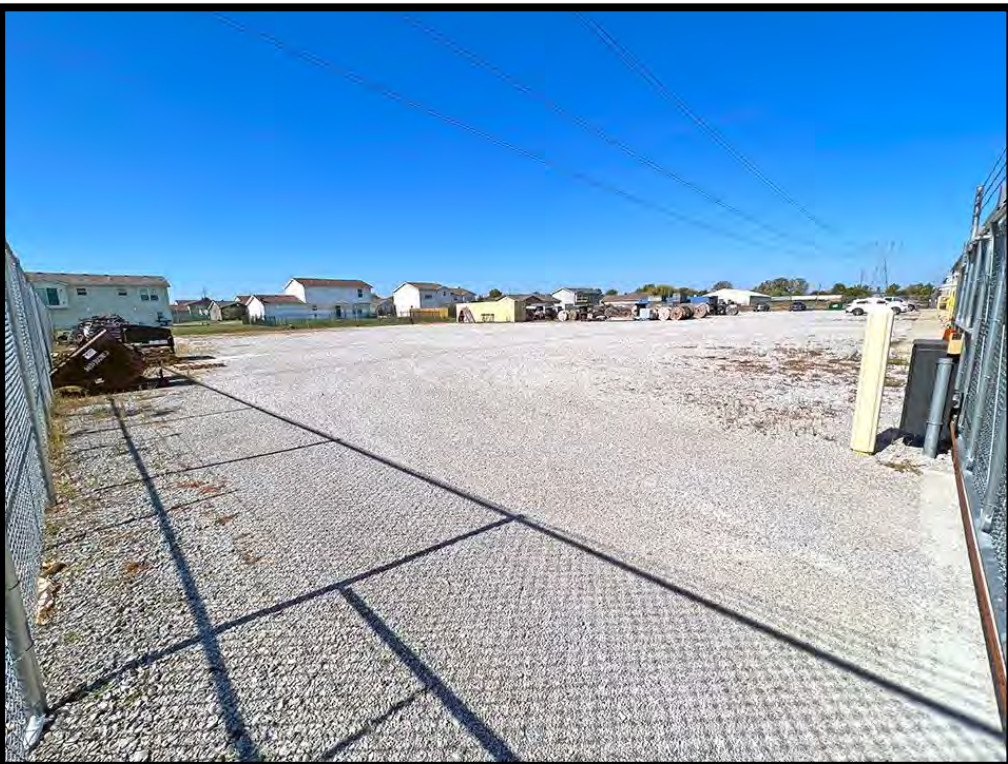
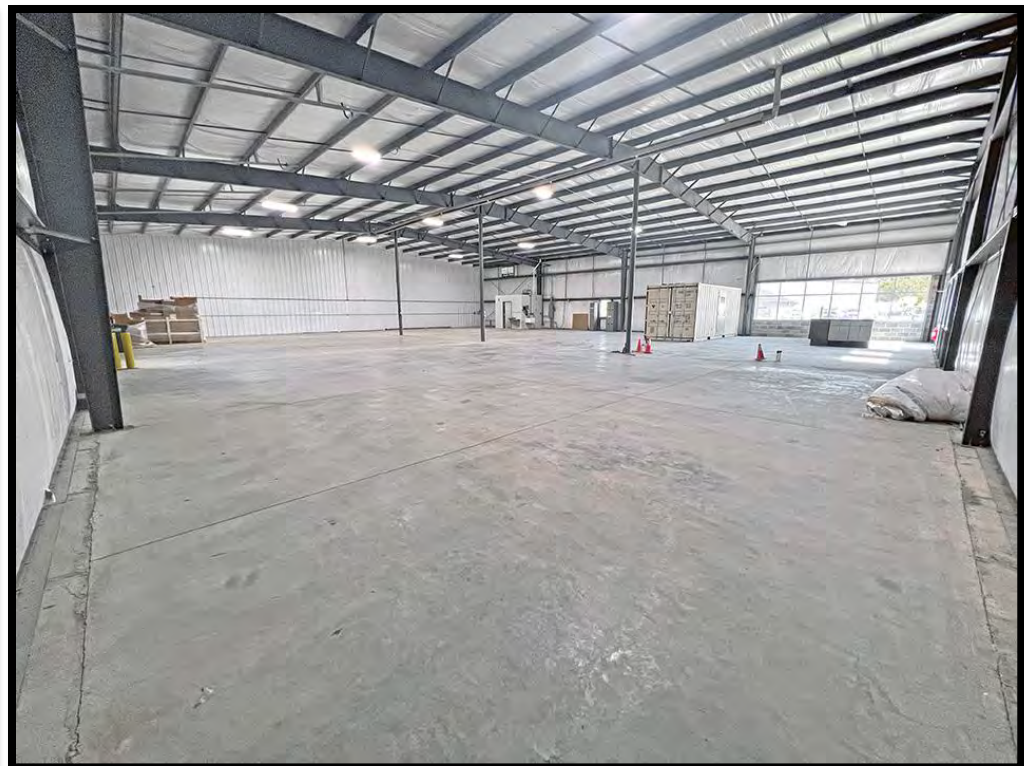
PROPERTY SUMMARY

- 8,500 SF Warehouse for Sub-Lease
- 16' Ceilings
- (2) 14.5' x 12' Drive-In Doors
- Electric gate/Fenced 0.5 Acre rocked yard

LEASE RATE: \$6.00/SF, NNN

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IMAGES



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Listing No: 2615

Industrial

391 Transpoint Dr
Dupo, IL 62239**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$6.00

Lease Type: NNN

Net Charges: \$1.50

CAM Charges:

Lease Term:

Leasing Comments:

Master Lease goes thru 9/30/2024

Total SF Available: 8,500 SF**Min Divisible SF: 8,500 SF****SQUARE FOOT INFO:**

Building Total: 22,750 SF

Total Available: 8,500 SF

Direct Lease: 8,500 SF

Sublease: 8,500 SF

Office: 0 SF

Warehouse: 8,500 SF

Min Divisible: 8,500 SF

Max Contiguous: 8,500 SF

LAND MEASUREMENTS:

Acres: 0.50

Frontage:

Depth:

PROPERTY INFORMATION:

Parcel No: 06210221015

County: St. Clair

Zoning: Industrial

Zoning By: City of Dupo

Industrial Park:

Prior Use: Waste Quip

TIF: Yes

Enterprise Zone: Yes

Foreign Trade Zone: No

Survey: No

Environmental: No

Archaeological: No

Property Tax: \$21,916.40

Tax Year: 2021

STRUCTURAL DATA:

Year Built: 2018

Rehab Year:

Clearance Min: 14'

Clearance Max: 16'

Bay Spacing: 25' x 41'

Style: Steel Frame

Roof: Metal

Exterior: Metal

Floors: 1

Floor Type: Reinforced Concrete

Floor Thickness: 6"

Floor Drains: Yes



391 Transpoint Dr
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:	On Site
Electric Provider:	Ameren	Service:		Location:	On Site
AMPS:	200 KVA	Phase:	3		
Low Volts:	120	High Volts:	240		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	0	Size:		Parking:	9
Dock Levelers:	No	Capacity:		Surface Type:	Asphalt
Drive-In Doors:	2	Size:	14.5' x 12'	Yard:	0.5 Acres Rocked
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	NA				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	No	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	No	Ventilation:	Yes		
Lighting:	LED	Compressed Air:	Yes		
Skylights:	No				

TRANSPORTATION

Interstate:	I-255 - 1.94 Miles
Rail:	NA
Barge:	NA
Airport:	St. Louis Downtown Airport 8 Miles

Listing Broker(s)

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Comments

8,500 SF Warehouse built in 2018 for sublease at \$6.00/SF. Electric gate with fenced in 0.5 Acre gravel lot. (2) 14.5'x 12' Drive-In Doors.