

# FOR LEASE -AND- SALE

1580 Decoma Drive,  
Dupo, IL 62239

**28,125 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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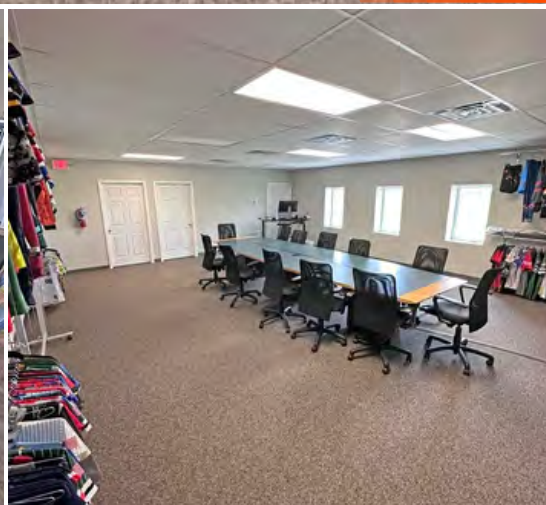
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6,250 SF Office Space

**The office space spans across two floors, with each floor measuring 3,125 SF.**

This expansive 6,250 SF office space boasts a host of essential features, including restrooms, a breakroom, private offices, open workspace, and a convenient kitchenette. With its generous layout and diverse amenities, it provides a comfortable and functional environment for a productive work setting.



## PROPERTY HIGHLIGHTS



Break Room



LED Lighting



Kitchenette



Restrooms



55 Spaces

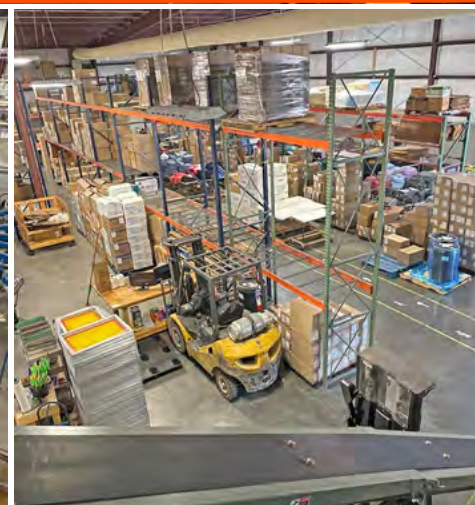




**21,875 SF Warehouse Space**

**The warehouse space offers spacious bay spacing with an overlooking mezzanine.**

It is equipped with forced-air heating and cooling systems, ensuring a comfortable environment year-round. It includes 1 dock door with dock levelers and dock seals, as well as 2 overhead doors, streamlining loading and unloading operations. This well-appointed space is ideal for efficient and versatile warehouse operations



## PROPERTY HIGHLIGHTS



1 Dock Door  
8'x 8'

w/dock levelers & dock seals



(2) Grade Doors  
14'x12'



22' - 26'  
Clear Height



1200 AMPS



3 Phase  
208/120 Volts



## EXTERIOR PROPERTY PHOTOS

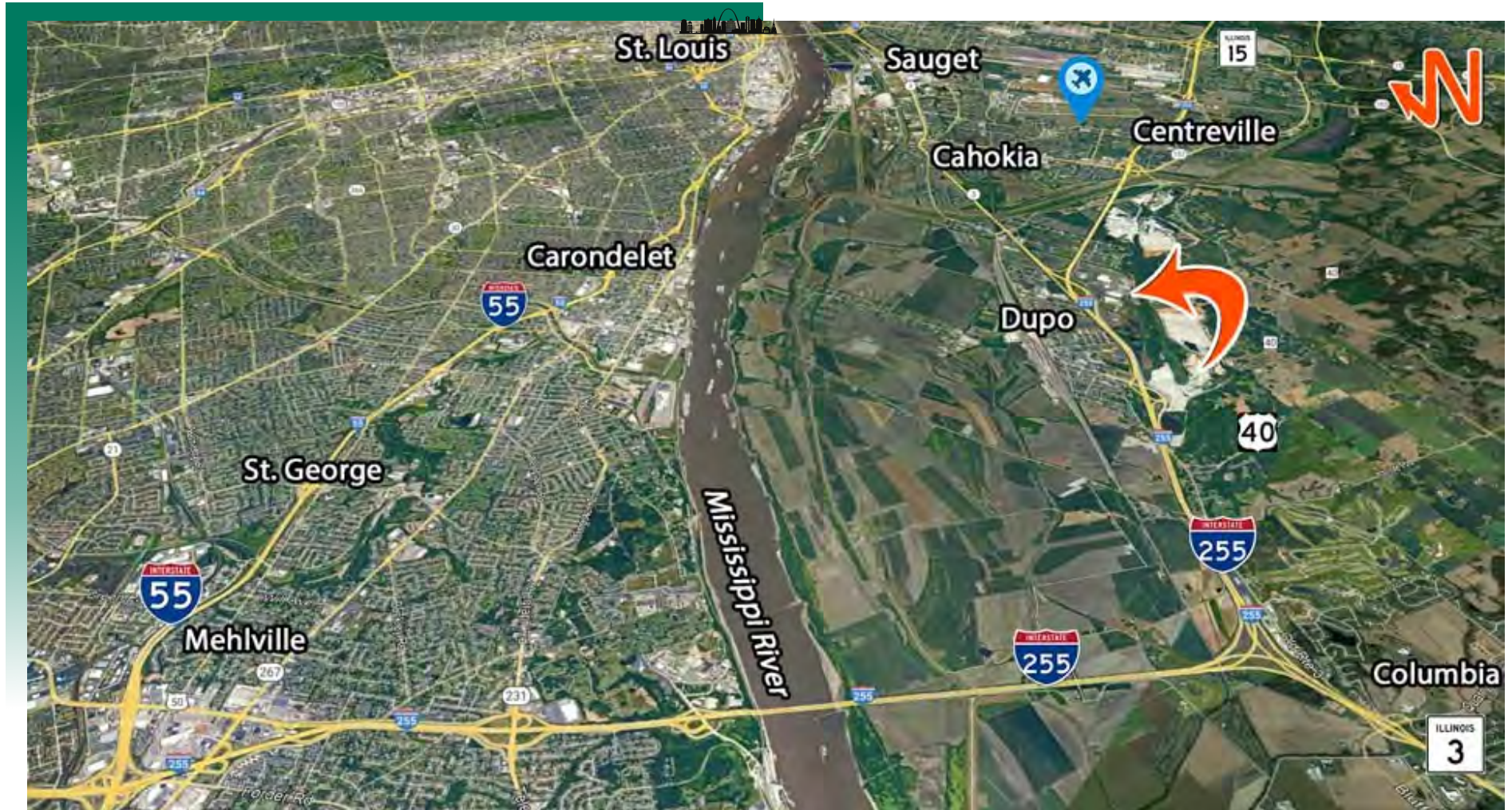
1580 DECOMA DRIVE, DUPO, IL 62239





# AREA MAP

1580 DECOMA DRIVE, DUPO, IL 62239



## LOCATION OVERVIEW

The 5.08 acre property is strategically situated in Dupo, IL, just off Interstate 255, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Frontage: 325'  
Depth: 708'

**EXIT**

10 I-255



STL Airport  
29 miles



Adjacent  
to Union Pacific



# INDUSTRIAL PROPERTY INFO

1580 DECOMA DRIVE

## LISTING # 2771

### PROPERTY INFO

APN: 06-22.0-202-010  
County: IL - St. Clair  
Zoning: Light Industrial  
Property Taxes: \$30,505  
Enterprise Zone: YES  
Environmental: YES  
Archeological: YES  
TIF District: YES  
Prior Use: Screen Printing

### STRUCTURAL DATA

Year Built: 2016  
Construction Type: Steel  
Min-Max Clearance: 22'-26'  
Bay Spacing: 25'x75'  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"  
Roof Type: Metal

### UTILITY INFO

Water provider/Location: City Served  
Sewer Provider/Location: City Served  
Gas Provider/Location: Ameren Illinois  
Electric Provider//Location: Ameren Illinois  
Power: 1200 amp, 208/120, 3 phase

### FACILITY INFO

Dock Doors: 1(8'x8')  
Dock Levelers: YES  
Grade Doors: 2 (14' tall x 12' wide)  
Heating/Cooling: Office/Warehouse  
Lighting: LED  
Parking: Exposed



### SALE/LEASE INFO

Price: \$2,595,000  
Price / SF: \$92.27  
Lease Rate: \$7.50 /SF  
Lease Type: NNN- \$1.80

### SQUARE FOOT INFO

Building SF: 28,125  
Office SF: 6,250  
Warehouse SF: 21,875  
Min Divisible: 28,125  
Max Contiguous: 28,125

### LAND MEASUREMENTS

Lot Size: 5.08 Acres  
Dimensions: 325' x 708'  
Topography: Flat



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