



# FOR LEASE

729 Prairie DuPont Dr.,  
Dupo, IL 62239

**22,500 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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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.

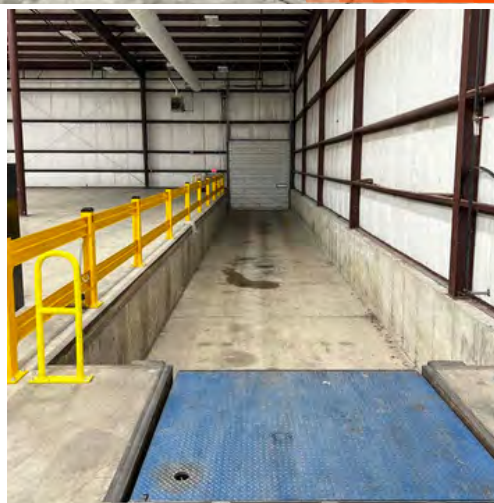




22,500 SF Office/Warehouse Space

The warehouse space features 30' x 55' bay spacing with 2,400 SF of office space.

It is equipped with heating and cooling systems throughout the office and warehouse space, ensuring a comfortable environment year-round. It includes (1) 12'x 14' recessed drive-in dock, 60' interior bay and dock leveler, as well as (2) 14' x 14' drive-in doors, streamlining loading and unloading operations. This well-appointed space is ideal for efficient and versatile warehouse operations.



## PROPERTY HIGHLIGHTS



(1) Recessed  
Dock Door  
12'x 14'



(2) Drive-in Doors  
14'x14'



24' - 28'  
Clear Height



600  
AMPS



3 Phase  
240/480 Volts

729 PRAIRIE DUPONT DRIVE, DUPO, IL 62239





## AREA MAP

729 PRAIRIE DUPONT DRIVE, DUPO, IL 62239



### LOCATION OVERVIEW

The 22,500 SF Office/Warehouse is strategically situated in DuPont, IL, just off Interstate 255, making it easily accessible for transportation and logistics. Its close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Frontage: 160'  
Depth: 300'



Exit # 9  
2.15 Miles to I-255



STL Airport  
11 miles



# INDUSTRIAL PROPERTY INFO

729 PRAIRIE DUPONT DRIVE

## LISTING # 2773

### PROPERTY INFO

APN: 6220202004  
 County: Illinois - St. Clair  
 Zoning: Industrial - City of Dupo  
 Property Taxes: \$17,014  
 Environmental: YES  
 TIF District: YES  
 Prior Use: Former DOD/Military Space

### STRUCTURAL DATA

Year Built: 2008  
 Rehab Year: 2020  
 Construction Type: Steel Frame, Metal Skin  
 Min-Max Clearance: 24' - 28'  
 Bay Spacing: 30' x 55'  
 Floor Type: Reinforced Concrete  
 Floor Thickness: 6"

### UTILITY INFO

Water provider/Location: City of Dupo  
 Sewer Provider/Location: City of Dupo  
 Gas Provider/Location: Ameren IL  
 Electric Provider//Location: Ameren IL  
 Power: 600A, 240V/480V, 3 Phase

### FACILITY INFO

Dock Doors: (1) 12'x 14' recessed drive-in dock, 60' interior bay and dock leveler  
 Drive-In Doors: (2) 14' x 14'  
 Heating/Cooling: Office & Warehouse  
 Lighting: T-9  
 Sprinklers: Wet  
 Parking: 6  
 Security Alarm System: YES  
 Compressed Air: YES  
 Restrooms: YES



### SALE/LEASE INFO

Lease Rate: \$7.50/SF  
 Lease Type: NNN  
 NNN Charges: \$1.50

### SQUARE FOOT INFO

Building SF: 25,000  
 Warehouse SF: 20,100  
 Office SF: 2,400  
 Min Divisible: 22,500  
 Max Contiguous: 22,500

### LAND MEASUREMENTS

Lot Size: 1.25 Acres  
 Dimensions: 160' x 300'

### TRANSPORTATION

Interstate: I-255: 2.15 miles  
 Airport: STL Downtown Airport: 11 Miles

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