

(2) Office/Warehouse Buildings totaling 5,180 SF on 1.18 Acres

605 Railroad St., Dupo, IL 62239



FOR SALE

BARBERMURPHY

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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.

BLDG #1 - FRONT BUILDING



Grade Level Doors

- (1) 7'x9'
- (1) 9'x9'



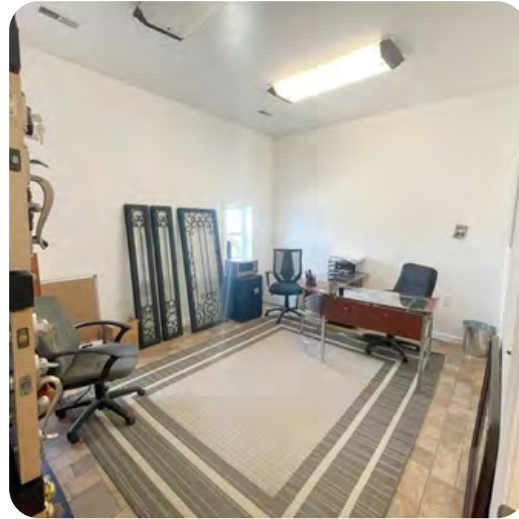
10'
Clear Height



3 Phase Power



4 Offices



2,380 SF - 4 average offices, two restrooms, reception area, shop area has gas heat and AC, (2) OHD's with door openers, small fenced outdoor storage yard, clean space, office were built new in 2008.

BLDG #2 - REAR BUILDING



Grade Level Doors
(1) 14'x16'



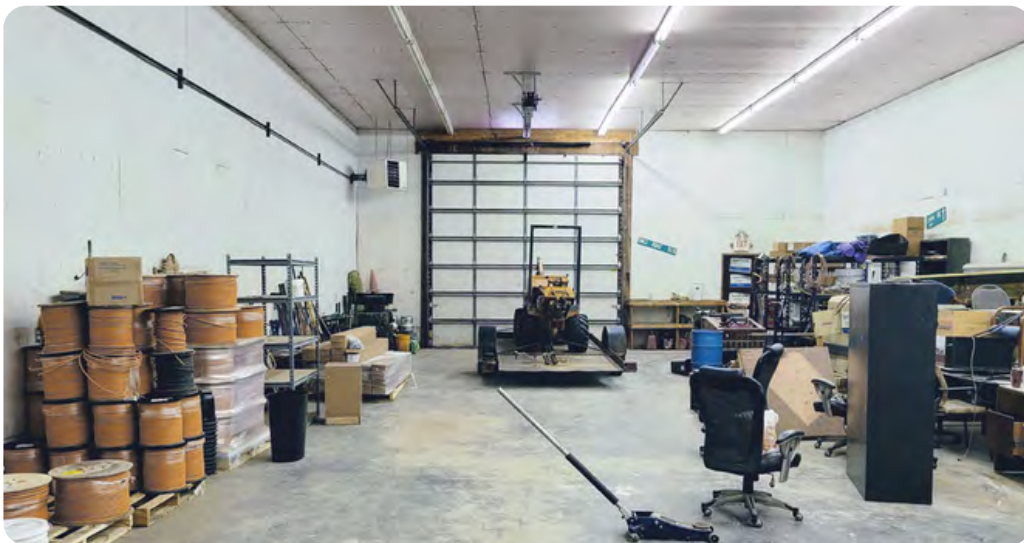
18'
Clear Height



3 Phase Power



1 Office



2,800 SF shop building. Fully insulated, 14'x16' Drive-In Door, 200 SF office and (1) restroom.

AREA MAP

605 RAILROAD ST., DUPO, IL



LOCATION OVERVIEW

Located off IL Route 3 and near I-255 (exit 10) situated on 1.18 Acre Site.

PROPERTY SUMMARY

2 Buildings situated on 1.18 acres. (1) 2,380 SF Bldg in the front with Heat and AC, 4 Offices, 2 Restrooms, Reception Area, Shop Area and 2 OHD's. Approximately .2 acre is graveled and fenced for a storage yard. and (2) 2,800 SF Bldg. in the rear, with open shop, office and a restroom. Both Buildings have 3 Phase Electric. Framed Buildings – Not Pole Barns. Blacktop parking. Rear building is leased for \$1,250 per month. It has a notice to cancel option. See listing broker for details.

INDUSTRIAL PROPERTY SUMMARY

#2803

605 RAILROAD ST., DUPO, IL

SALE INFORMATION:

For Sale: Yes
Sale Price: \$210,000
Sale Price/SF: \$40.54

SQUARE FOOT INFO:

Building Total: 5,180 SF
Total Available: 5,180 SF
Direct Lease: SF
Sublease: SF
Office: 600 SF
Warehouse: 4,580 SF
Min Divisible: 2,380 SF
Max Divisible: 2,800 SF

PROPERTY INFORMATION:

Parcel No: 06-15.0-101-023;026,
06-15.0-107-027
County: St. Clair
Zoning: Industrial
TIF: Yes
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$3,591
Tax Year: 2022

FACILITY INFORMATION:

Heating: Warehouse
Cooling: Office
Insulated: Yes
Sprinklers/Type: No
Skylights: No
Ventilation: No
Compressed Air: No
Lighting:
Men's Restroom: Yes
Women's Restroom: Yes
Shower: No

STRUCTURAL DATA:

Year Built: 1984
Rehab Year: 2008
Clearance Min: 10'
Clearance Max: 18'
Bay Spacing:
Style:
Roof Type & Age: Asphalt
Exterior: Metal
Floors: 1
Floor Type: Concrete
Floor Thickness:
Floor Drains: No

ACCESS POINTS:

Truck Dock: None
Drive-In Doors: (1)9'x9', (1) 9'x7',
(1) 14'x16'

UTILITY INFORMATION:

Water Provider: City of Dupo
Size & Location: On Site
Sewer Provider: Sugarloaf Township
Size & Location: On Site
Gas Provider: City of Dupo
Size & Location: On Site
Electric Provider: Ameren IL
Size & Location: On Site
AMPS:
Phase: 3 Phase
High Volts:
Low Volts: 240
Telecom Provider: Harrisonville
Location: On Site

LAND MEASUREMENTS:

Acres: 1.18 AC
Frontage: 50 FT
Depth: 600 FT



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