

# FOR LEASE

1500 Bluffview Dr.  
Dupo, IL 62239



**3,400 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

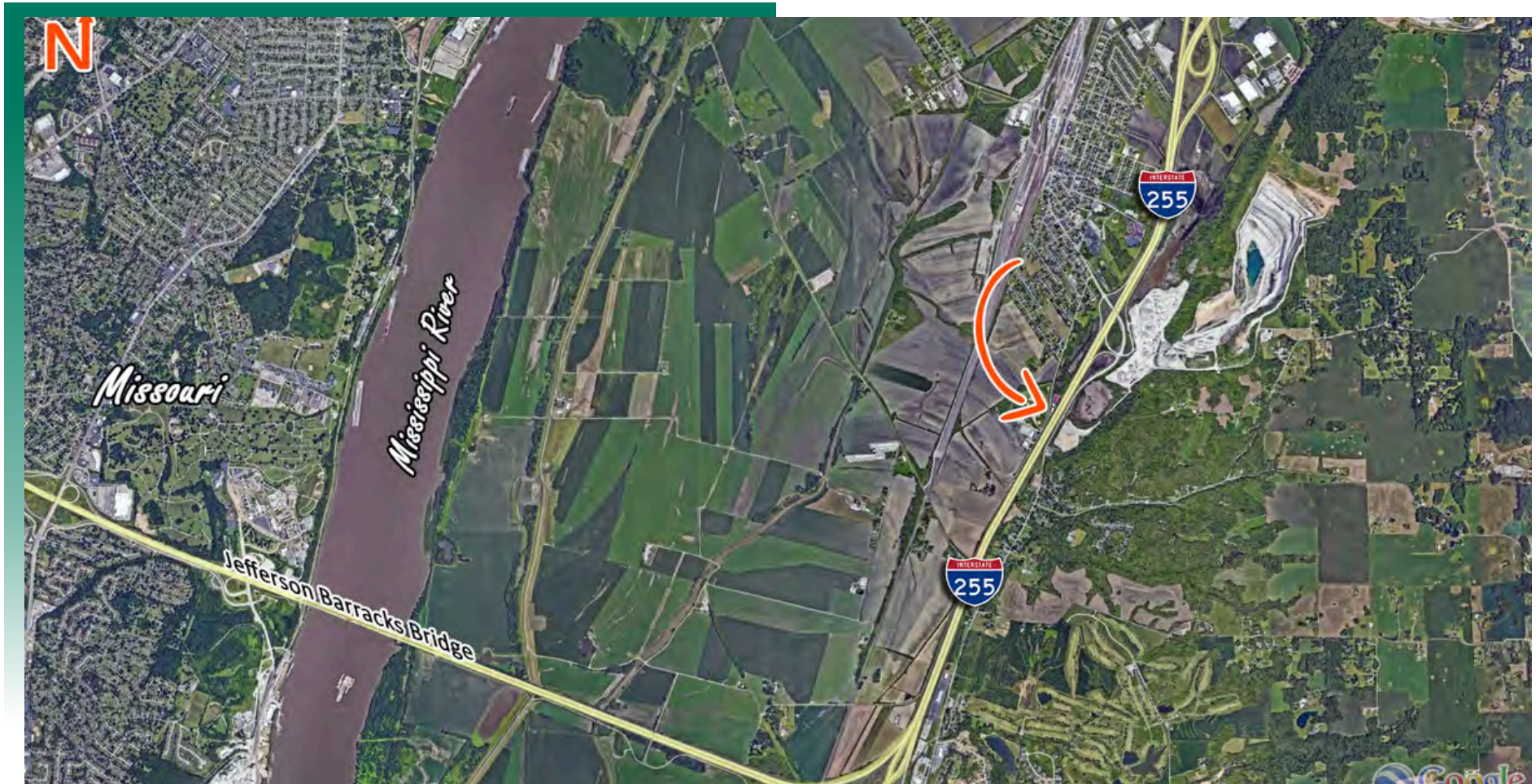
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## AREA MAP

1500 Bluffview Dr., Dupo, IL 62239



### LOCATION OVERVIEW

Located 1.2 Miles to I-255. And minutes from the Jefferson Barracks Bridge leading to Missouri.

# PROPERTY PHOTOS

1500 Bluffview Dr., Dupon, IL 62239

EXTERIOR IMAGE



OFFICE



WAREHOUSE



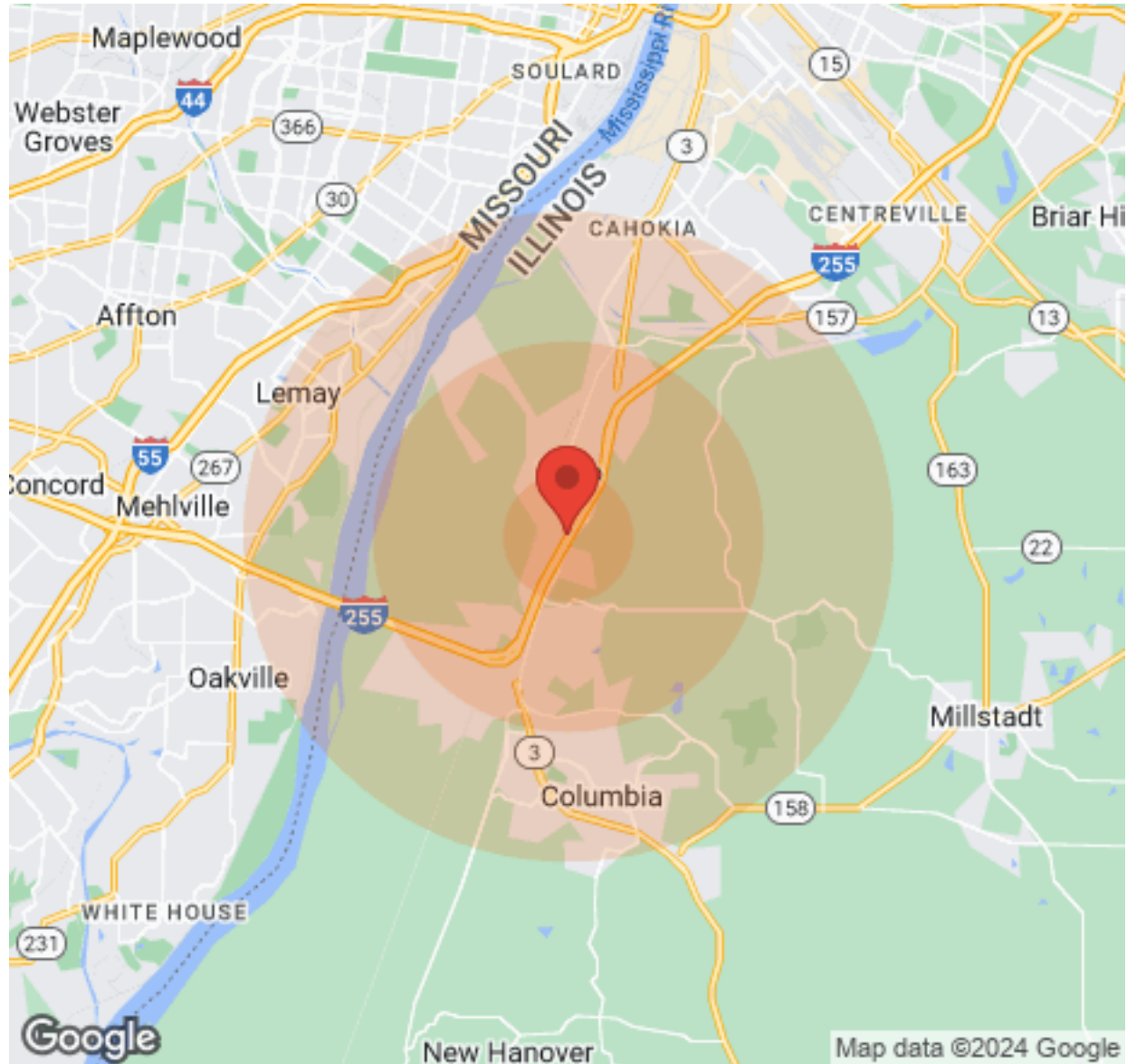
WAREHOUSE



The Warehouse Space is 2,500 SF with Clear Height of 8'-14' Clear Span, (1)10'x14' Drive-In Door, and Single Phase 200 AMP 240V Electric Service. 900 SF of Newly Renovated Office Space that Includes (1) Conference Room, (1) Restroom, and (1) Private Office.

# DEMOGRAPHICS

1500 BLUFFVIEW DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	724	5,010	30,203
Female	808	5,228	31,362
Total Population	1,532	10,238	61,565

Income	1 Mile	3 Miles	5 Miles
Median	\$53,851	\$53,851	\$39,077
< \$15,000	42	286	3,119
\$15,000-\$24,999	51	306	3,458
\$25,000-\$34,999	57	382	3,107
\$35,000-\$49,999	98	541	3,900
\$50,000-\$74,999	165	800	4,660
\$75,000-\$99,999	112	694	3,233
\$100,000-\$149,999	102	650	2,099
\$150,000-\$199,999	N/A	212	650
> \$200,000	N/A	52	234

Housing	1 Mile	3 Miles	5 Miles
Total Units	671	4,093	27,058
Occupied	605	3,750	24,132
Owner Occupied	458	2,969	16,815
Renter Occupied	147	781	7,317
Vacant	66	343	2,926

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# INDUSTRIAL PROPERTY SUMMARY

1500 BLUFFVIEW DRIVE

**LISTING #** 2941

## LOCATION DETAILS:

Parcel #: 06-28.0-400-059  
County: IL - St. Clair  
Zoning: Commercial

## PROPERTY OVERVIEW:

Building SF: 14,440  
Usable Sqft: 3,400  
Office SF: 900  
Warehouse SF: 2,500  
Min Divisible SF: 3,400  
Max Contig SF: 3,400  
Lot Size: 0.87 Acres  
Frontage: 105'  
Depth: 165'  
Parking Spaces: 8  
Parking Surface Type: Asphalt  
Archeological: No  
Environmental: No  
Survey: No

## LOADING & DOORS:

Dock Doors: None  
# Drive In Doors: 1  
Drive In Door Size: 10'x14'

## STRUCTURAL DATA:

Year Built: 1990  
Renovated: 2024  
Clear Ht Min: 8  
Clear Ht Max: 14  
Bay Spacing: Clear Span  
Construction Type: Steel  
Roof: Metal  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

Heat: Office/Warehouse  
AC: Office  
Lighting: LED  
Sprinklers: None  
Insulated: Yes  
Ventilation: No  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: No

## TRANSPORATION:

Interstate Access: 1.2 Mile to I-255



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# INDUSTRIAL PROPERTY SUMMARY PG 2

1500 BLUFFVIEW DRIVE

## UTILITY INFO:

Water Provider:	City of Dupo
Water Location:	On Site
Sewer Provider:	City of Dupo
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	220
Voltage High:	240
Amps:	200
Phase:	1



## LEASE INFORMATION:

Lease Rate:	\$2,700/Month
Lease Type:	Gross Plus Utilities

## TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

## PROPERTY DESCRIPTION:

3,400 Office/Warehouse with 900 SF of Newly Renovated Office Space that Includes (1) Conference Room, (1) Bathroom, and (1) Private Office. The Warehouse Space is 2,500 SF with Clear Height of 8'-14' Clear Span, (1)10'x14' Drive-In Door, and Single Phase 200 AMP 240V Electric Service.

Lease Rate: \$2,700/Month, Gross Plus Utilities

## FINANCIAL INFORMATION:

Taxes:	\$6,165.06
Tax Year:	2023