

FOR LEASE

351 Transpoint Dr.
Dupo, IL 62239



6,000 SF OFFICE/WAREHOUSE

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

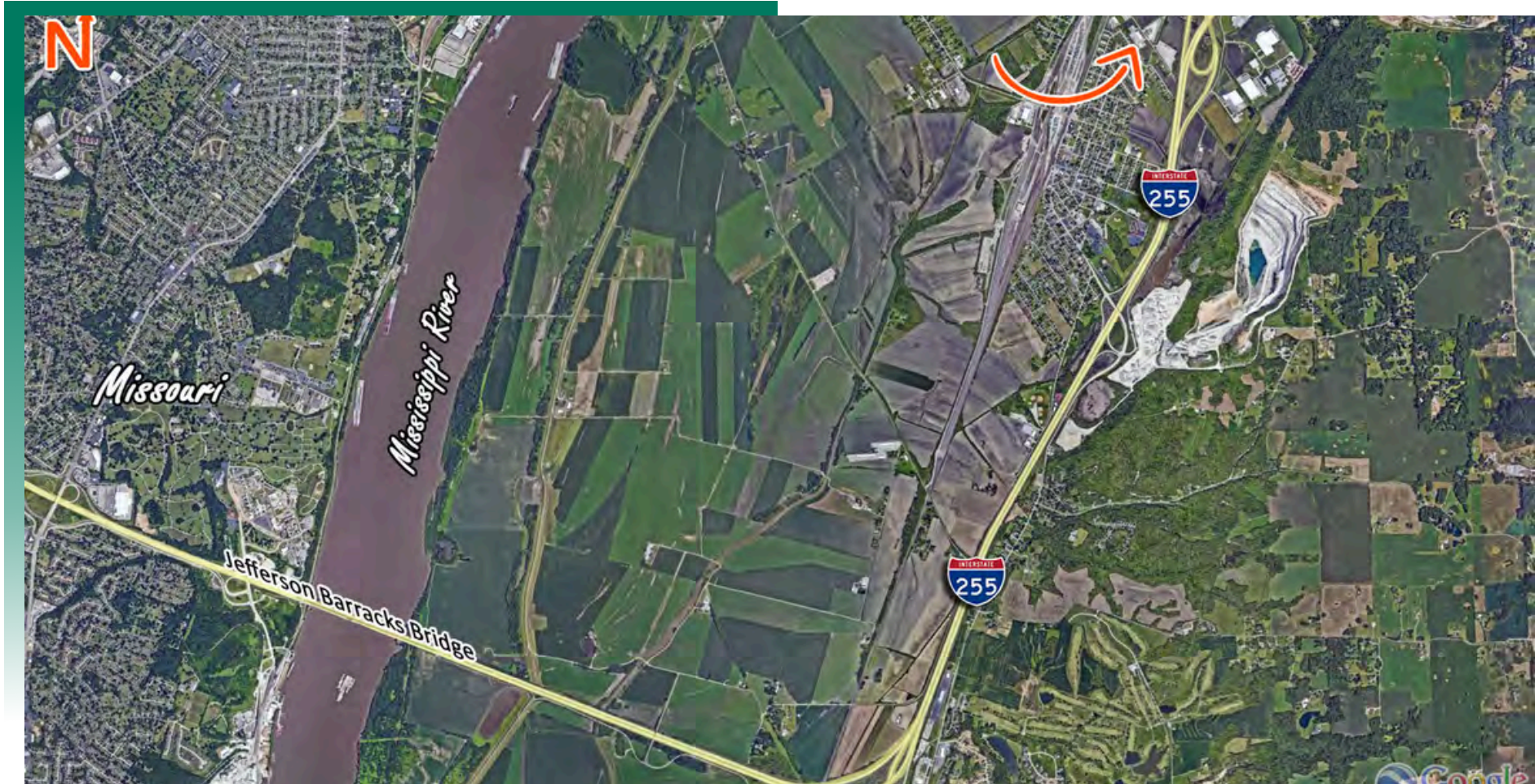
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AREA MAP

351 Transpoint Dr., Dupo, IL 62239



LOCATION OVERVIEW

Located 1.5 Miles to I-255. And minutes from the Jefferson Barracks Bridge leading to Missouri.

PROPERTY PHOTOS

351 Transpoint Dr., Dupo, IL 62239

OFFICE



KITCHENETTE



WAREHOUSE



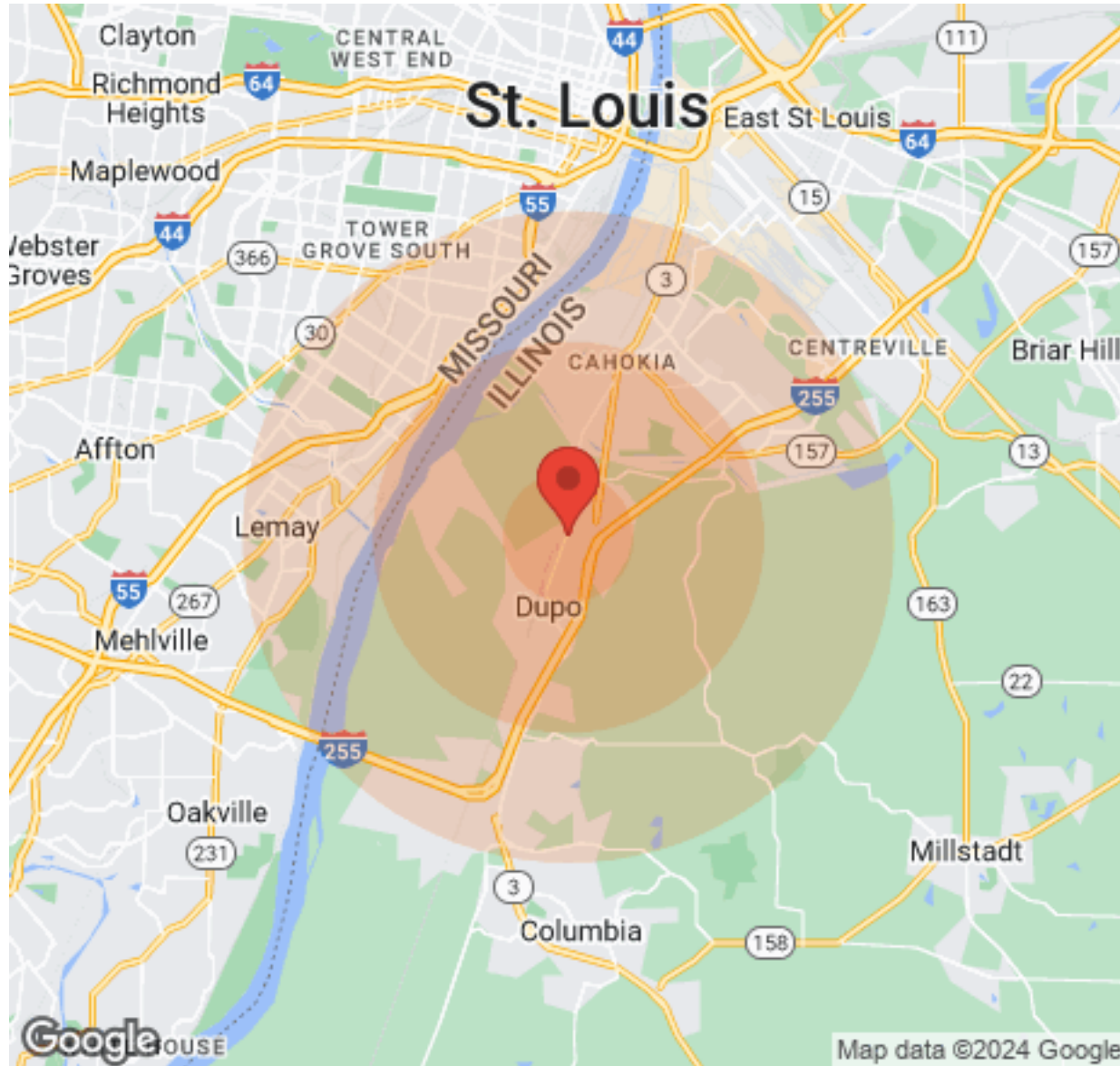
WAREHOUSE



6,000 SF Office/Warehouse with 5,100 SF Warehouse Space with (1) 14'x12' Drive-In Door, Clear Height throughout the Warehouse is 16'-18' with Clear Span Column Spacing and Fully Heated. There is 900 SF of Office Space with a Private Office and a Kitchenette.

DEMOGRAPHICS

351 TRANSPONT DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	N/A	6,654	56,779
Female	N/A	7,228	59,830
Total Population	N/A	13,882	116,609

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$32,129	\$32,251
< \$15,000	N/A	762	9,484
\$15,000-\$24,999	N/A	895	7,523
\$25,000-\$34,999	N/A	664	6,248
\$35,000-\$49,999	N/A	716	7,396
\$50,000-\$74,999	N/A	960	8,093
\$75,000-\$99,999	N/A	599	4,875
\$100,000-\$149,999	N/A	297	2,682
\$150,000-\$199,999	N/A	59	595
> \$200,000	N/A	20	408

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,721	57,224
Occupied	N/A	4,948	47,974
Owner Occupied	N/A	3,226	26,803
Renter Occupied	N/A	1,722	21,171
Vacant	N/A	773	9,250

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INDUSTRIAL PROPERTY SUMMARY

351 TRANSPPOINT DRIVE

LISTING # 2942

LOCATION DETAILS:

Parcel #: 06-16.0-409-006
County: IL - St. Clair
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 6,000
Office SF: 900
Warehouse SF: 5,100
Min Divisible SF: 6,000
Max Contig SF: 6,000
Lot Size: 2.47 Acres
Frontage: 354
Depth: 318
Parking Spaces: 20
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2010
Renovated: 2023
Clear Ht Min: 16'
Clear Ht Max: 18'
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: Yes

LOADING & DOORS:

Dock Doors: None
Drive In Doors: 1
Drive In Door Size: 14'x12'

TRANSPORATION:

Interstate Access: 1.5 Miles to I-255
Airport Access: 6.5 Miles to St. Louis Downtown Airport



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INDUSTRIAL PROPERTY SUMMARY PG 2

351 TRANSPONT 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



TAX INCENTIVE ZONES:

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

SALE/LEASE INFORMATION:

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

FINANCIAL INFORMATION:

Taxes:	\$8,458.16
Tax Year:	2023

PROPERTY DESCRIPTION:

6,000 SF Office/Warehouse Available For Lease. The Warehouse is Facilitated by (1) 14'x12' Drive-In Door, Clear Height throughout the Warehouse is 16'-18' with Clear Span Column Spacing. The entire Warehouse is Heated. 0.62 Acre Paved Fenced Lot with 8' 3 Strand Barb Wire Fence with Electric Gate and Ability to Add onto Lot.