

FOR LEASE

729 Prairie DuPont Dr.,
Dupo, IL 62239



21,600 SF OFFICE/WAREHOUSE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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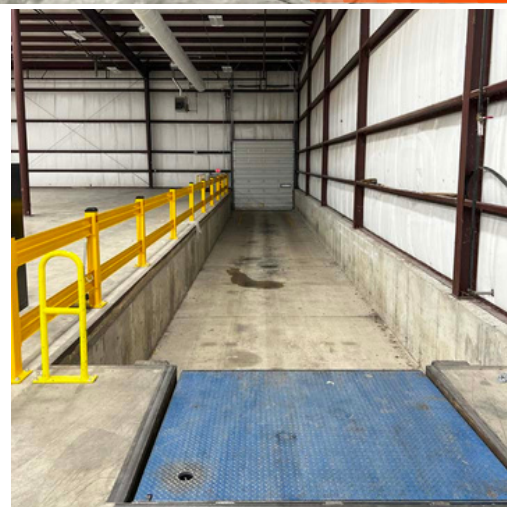





The warehouse space features 30' x 55' bay spacing with 2,400 SF of office space.



21,600 SF Office/Warehouse 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.



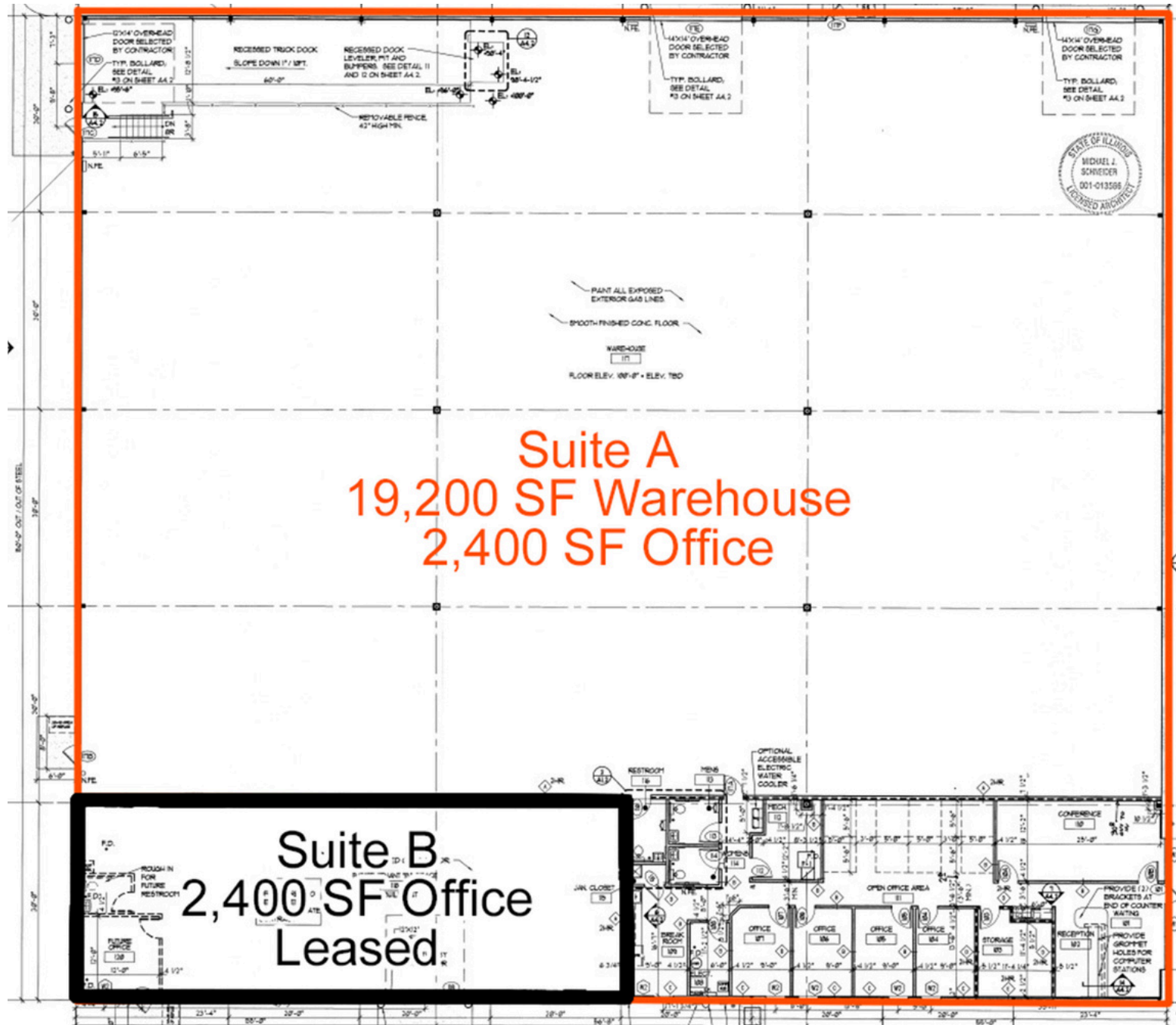
PROPERTY HIGHLIGHTS

- 
(1) Recessed Dock Door
12'x 14'
- 
(2) Drive-in Doors
14'x14'
- 
24' - 28'
Clear Height

- 
600
AMPS
- 
3 Phase
240/480 Volts

FLOOR PLAN

729 PRAIRIE DUPONT DRIVE, DUPO, IL 62239



AREA MAP

729 PRAIRIE DUPONT DRIVE, DUPO, IL 62239



LOCATION OVERVIEW

The 21,600 SF Office/Warehouse is strategically situated in Dupou, 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 SUMMARY

729 PRAIRIE DUPONT DRIVE

LISTING # 2773

LOCATION DETAILS:

Parcel #: 6220202004
County: Illinois - St. Clair
Zoning: Industrial - City of Dupo

PROPERTY OVERVIEW:

Building SF: 24,000
Vacant SF: 21,600
Usable Sqft: 21,600
Office SF: 2,400
Warehouse SF: 19,200
Min Divisible SF: 21,600
Max Contig SF: 21,600
Lot Size: 1.25 Acres
Frontage: 323'
Depth: 695'
Parking Spaces: 6
Parking Surface Type: Paved & Rock
Archeological: No
Environmental: Yes
Survey: No

STRUCTURAL DATA:

Year Built: 2008
Renovated: 2020
Clear Ht Min: 24
Clear Ht Max: 28
Bay Spacing: 30' x 55'
Construction Type: Steel Frame, Metal Skin
Roof: Metal Standing Seam
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6

FACILITY INFORMATION:

Heat: Through out
AC: Office
Lighting: T-9
Sprinklers: Wet
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 1
of Dock Doors: 1
Dock Levelers: Yes
Dock Leveler Capacity: Unknown
Drive In Doors: 2
Drive In Door Size: 14' x 14'

TRANSPORATION:

Interstate Access: 2 miles to I-255
Airport Access: 11 Miles To St. Louis Downton Airport
Rail Access: No
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

729 PRAIRIE DUPONT 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:	240
Voltage High:	480
Amps:	600
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$19,773.22
Tax Year:	2022



SALE/LEASE INFORMATION:

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

PROPERTY DESCRIPTION

This stand alone 24,000sf office/warehouse with 1.25 acre fenced in storage lot has 24' t0 28' clear height. It has two large 14' x 14' grade level doors and one drive in door with an interior load leveler which also has side loading capabilities for flat bed trailers. It is fully heated, insulated and sprinkled. Suite A has 19,200 sf warehouse with 2,400 sf office space available for lease.