

MILLER 
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 **The Kalison Group**
Packaging | Warehousing | Fulfillment

FASTENAL
INDUSTRIAL & CONSTRUCTION SUPPLIES

FOR LEASE

729 Prairie DuPont Dr.,
Dupu, IL 62239

**22,500 SF
OFFICE/WAREHOUSE
SPACE**

**1.25/AC
GATED LOT**

ACCESS ROAD

PARKING

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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PROPERTY PHOTOS

729 Prairie DuPont Dr., Dupo



Located in Prairie DuPont Industrial Park just off Interstate 255, making it easily accessible for transportation and logistics

EXTERIOR PHOTO

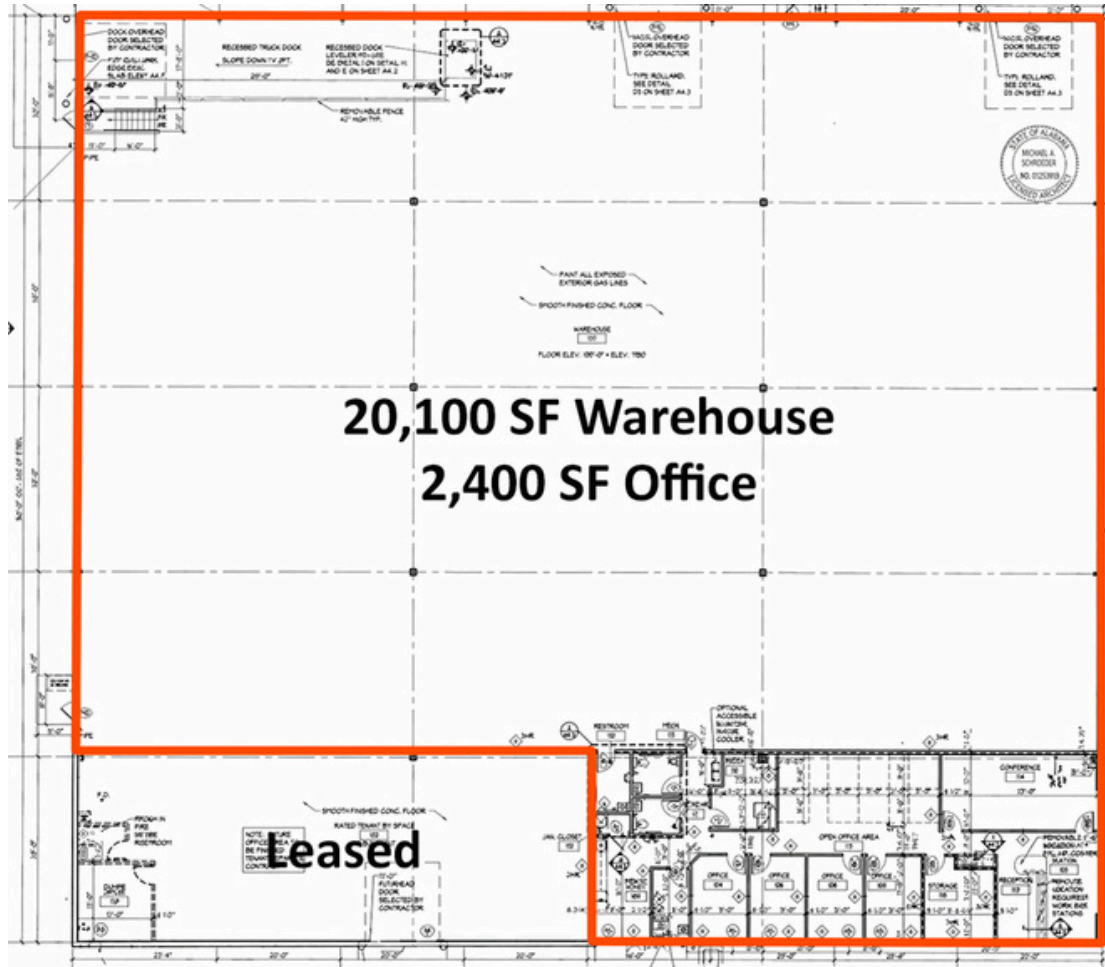


EXTERIOR PHOTO



INTERIOR PHOTOS / FLOOR PLAN

729 Prairie DuPont Dr., Dupo



22,500 SF OFFICE/WAREHOUSE SPACE

- 30' x 55' bay spacing
- 2,400 SF office
- (1) 12'x 14' recessed drive-in dock
- 60' interior bay width and dock leveler
- (2) 14' x 14' drive-in doors
- 3 phase - 240/480V - 600 AMP
- Heated & cooled

INDUSTRIAL PROPERTY SUMMARY

729 PRAIRIE DUPONT DR., DUPO, IL 62239

LISTING # 2773

LOCATION DETAILS:

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

PROPERTY OVERVIEW:

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

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

INDUSTRIAL PROPERTY SUMMARY PG 2

729 PRAIRIE DUPONT DR., DUPO, IL 62239

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



SALE/LEASE INFORMATION:

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

TAX INCENTIVE ZONES:

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

PROPERTY DESCRIPTION:

Suite A: 22,500 SF office/warehouse (20,100 SF warehouse/2,400 SF office) with 1.25 acres of secured outdoor storage. 3-phase - 240/480V - 600-AMP electric service, 24' to 28' clear height, (2) 14' x 14' grade-level doors, and (1) recessed interior dock with leveler. Space is heated, insulated, and sprinkled.

FINANCIAL INFORMATION:

Taxes:	\$19,773.22
Tax Year:	2022

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