



FOR LEASE

731 Prairie Dupont
Suite 300
Dupo, IL 62239

SUITE 300

10,020 SF WAREHOUSE

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.

AREA MAP

731 Prairie Dupont Dr., Dupo, IL 62239



LOCATION OVERVIEW

Visible and accessible to I-255 (Exit 10) & IL Route 3. 45,600 ADT on I-255.

FLOOR PLAN

731 Prairie Dupont Dr., Dupo, IL 62239

*Not to scale



Suite 300 – 10,020 SF

Space consists of 9,220 SF of Warehouse Space, 800 SF of Office Space, (1) 10'x12' Dock Doors, (1) 14'x14' Drive-In Door, and 24'-28' Clear Height. Warehouse Space is Equipped with 600 AMP-480V-3 Phase Electric.

INDUSTRIAL PROPERTY SUMMARY

#2833

731 Prairie Dupont Dr., Dupo, IL 62239

LEASE INFORMATION:

For Lease: YES/NO
Lease Rate: \$7.50/SF
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 54,900 SF
Total Available: 10,020 SF
Direct Lease: 10,020 SF
Sublease: 0 SF
Office: 800 SF
Warehouse: 9,220 SF
Min Divisible: 10,020 SF
Max Divisible: 10,020 SF

PROPERTY INFORMATION:

Parcel No: 06-22.0-202-004
County: St. Clair
Zoning: Industrial
Industrial Park:
Prior Use:
Property Tax: \$65,492
Tax Year:

FACILITY INFORMATION:

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

STRUCTURAL DATA:

Year Built: 2004
Rehab Year: 2018
Clearance Min: 24'
Clearance Max: 28'
Bay Spacing: 30' x 30'
Style: Steel Frame
Roof Type & Age: Meta
Exterior: Metal Skin
Floors: 1
Floor Type: Concrete
Floor Thickness: 6"
Floor Drains: No

ACCESS POINTS:

Truck Dock: (1) 10'x12'
Dock Levelers:
Drive-In Doors: (1) 14'x14'

PARKING:

Spaces: 10
Surface Type: Asphalt
Yard:
Extra Land:

UTILITY INFORMATION:

Water Provider: City Served
Size & Location: On Site
Sewer Provider: City Served
Size & Location: On Site
Gas Provider: Ameren
Size & Location: On Site
Electric Provider: Ameren
Size & Location: On Site
AMPS: 600
Phase: 3 Phase
High Volts: 480
Low Volts:

TRANSPORTATION:

Interstate: I-255
Rail: N/A
Barge: N/A
Airport: N/a