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AREA MAP

731 Prairie Dupont Dr., Dupo, IL 62239

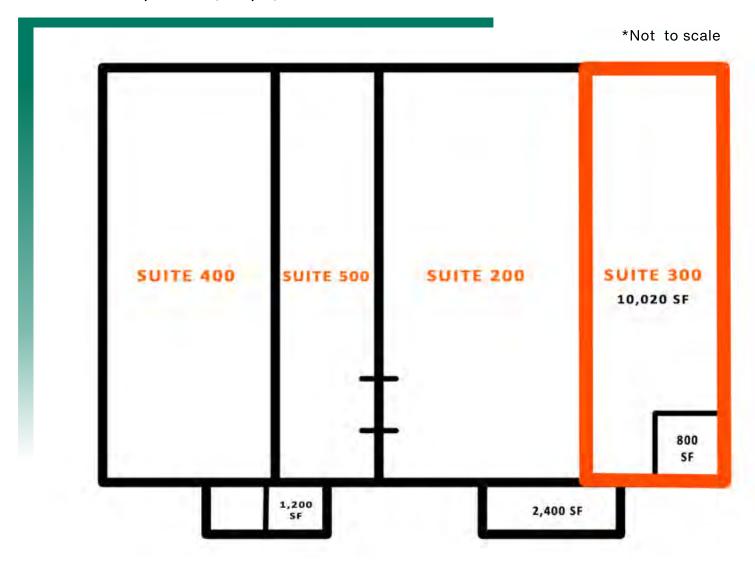


LOCATION OVERVIEW

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



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

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:

54,900 SF **Building Total:** 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: Νo Sprinklers/Type: Dry Skylights: Νo Ventilation: Yes Compressed Air: Νo Metal Halide Lighting: Men's Restroom: Yes Women's Restroom: Yes Shower: Νo

STRUCTURAL DATA:

Year Built: 2004 Rehab Year: 2018 Clearance Min: 24' Clearance Max: 28' 30' x 30' Bay Spacing: Style: Steel Frame Roof Type & Age: Meta Exterior: Metal Skin Floors: Floor Type: Concrete 6" Floor Thickness: Floor Drains: Νo

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

