

# AVAILABLE FOR SALE/LEASE

250,560 SF ON 20.30 AC

Manufacturing | Warehouse Facility 1610 Design Way Dupo, IL 62239

Find Out More At: bins.properties/Dupo-IN





# Highlights

13 Docks/2 Drive-ins

Truck Loading

9.2 Miles to St. Louis

Location

25'

Ceiling Heights

1999

Year Built



# **Building Size**

**Section A**: 210,560 SF - Available 1/1/23

- 9,400 SF Office Space
- 10,000 SF A/C Tech Space

**Section B**: 40,000 SF - Available 1/1/2024

## Construction

Floors: 8" Reinforced Concrete Roof: TPO Rubber Membrane

# Column Spacing

40' x 45' and 40' x 60'

## **Overhead Cranes**

One (1) 5-ton

## Power

19,000A / 277-480V / 3P, 4 Wire Substation on Site





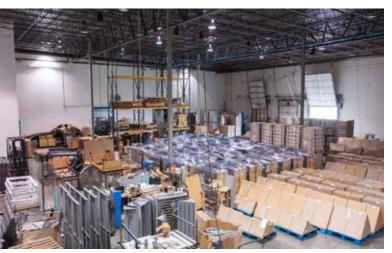
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# **Other Specifications**

Lot Size: 20.3 AC

Year Built: 1999; expanded in 2009

Heating: Gas forced

**Lighting:** T-5 and High-pressure Sodium

Crane: (1) 5-ton overhead

Water: City of Dupo; 8" main

Sewer: City of Dupo

Gas: Yes, supplied by Ameran

Sprinkler: Wet System

**Zoning:** Industrial

Parking: 221 car spaces

Expansion Space: ±100,000 SF

#### **Operating Expenses:**

2022 Expenses are projected to be - \$1.49/SF

- Taxes \$210,000 (\$0.85psf)
- Insurance \$55,000 (\$0.21psf)
- CAM \$110,000 (\$0.44psf)

#### Miscellaneous:

- Men's and Women's locker room w/showers
- Alarm System









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Miles to Interstate 255

Miles to St. Louis. MO

Miles to Interstates 70/64/55

Miles to Chicago, IL

# **Location Description:**

The property is located approximately 5 miles from Interstate 255 which connects to I-70, I-55, and I-64 in about 12 miles, providing easy access to major cities. Downtown St. Louis is 9.2 miles from the facility, midway between Kansas City and Indianapolis at approximately 250 miles, and 300 miles from Chicago.

#### **Contact:**

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