



# AVAILABLE FOR SALE/LEASE

250,560 SF ON 20.30 AC

## Manufacturing | Warehouse Facility

1610 Design Way  
Dupon, IL 62239

Find Out More At:  
[bins.properties/Dupo-IN](https://bins.properties/Dupo-IN)



# Highlights

**13 Docks/2 Drive-ins**

Truck Loading

**25'**

Ceiling Heights

**9.2 Miles to St. Louis**

Location

**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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 **Colliers**

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4.8

Miles to  
Interstate 255

9.2

Miles to  
St. Louis, MO

12.1

Miles to  
Interstates  
70/64/55

303

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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