

FOR LEASE

301 Transpoint Dr.,
Dupon, IL 62239



12,000 SF SERVICE CENTER

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

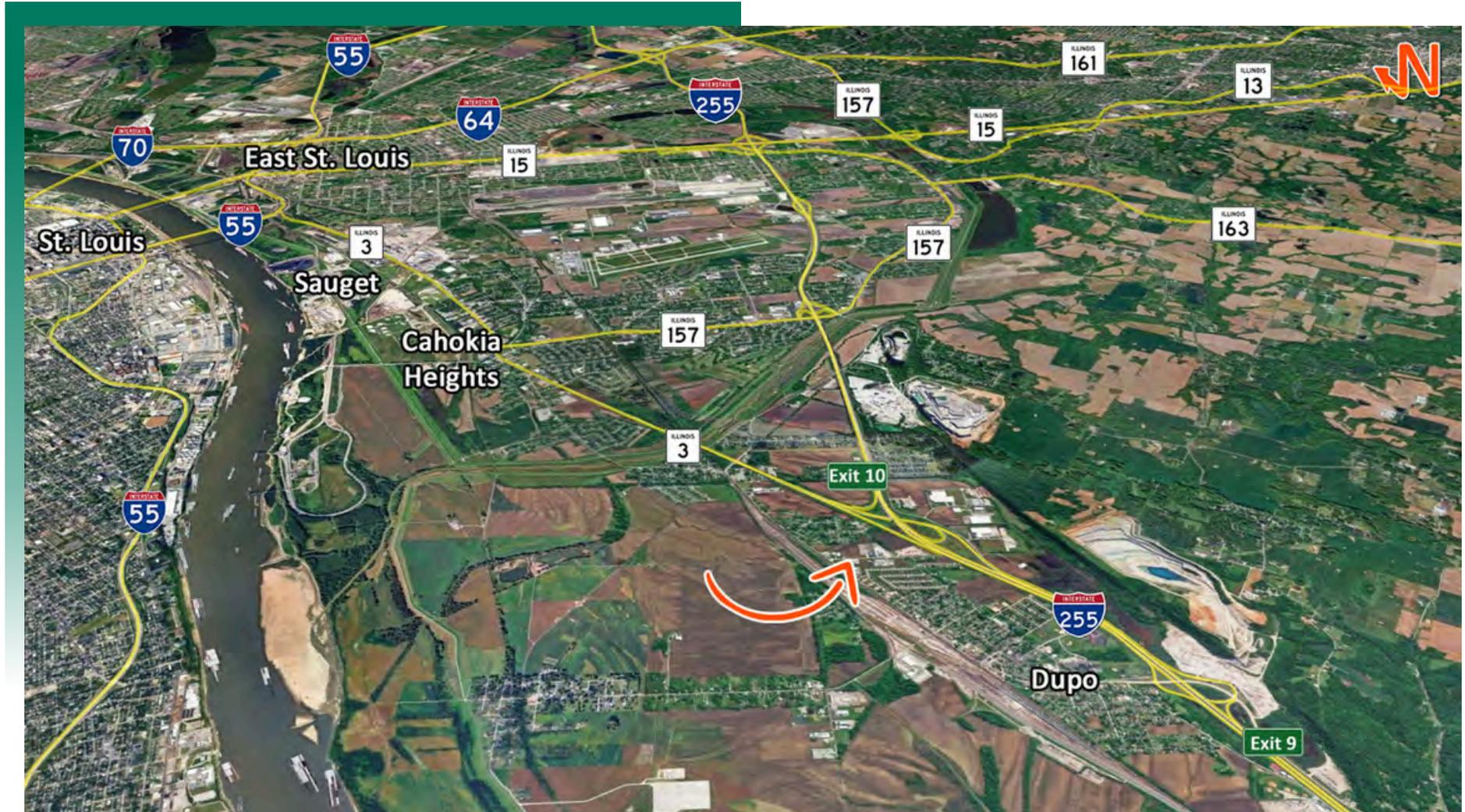
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AREA MAP

301 Transpoint Dr., Dupo, IL 62239



LOCATION OVERVIEW

Located within an established industrial park close to major freight corridors/St. Louis and minutes from Interstate 255 and Route 3.



ROCKED, FENCED, & SECURED LOT



FRONT VIEW OF BUILDING

PROPERTY INFORMATION

6,000 SF covered drive-through canopy

Clear-span shop space with 16' clear height

Large office areas on lower and upper floors

(2) ADA restrooms

Utility area with sink

Break room

40 +/- truck parking spaces on rocked lot with secure fencing around the perimeter

LEASE RATE: \$8,500/Month

PROPERTY HIGHLIGHTS



1,000 SF OFFICE



5,000 SF HEATED SHOP SPACE



(4) 12'X14' DRIVE-IN DOORS



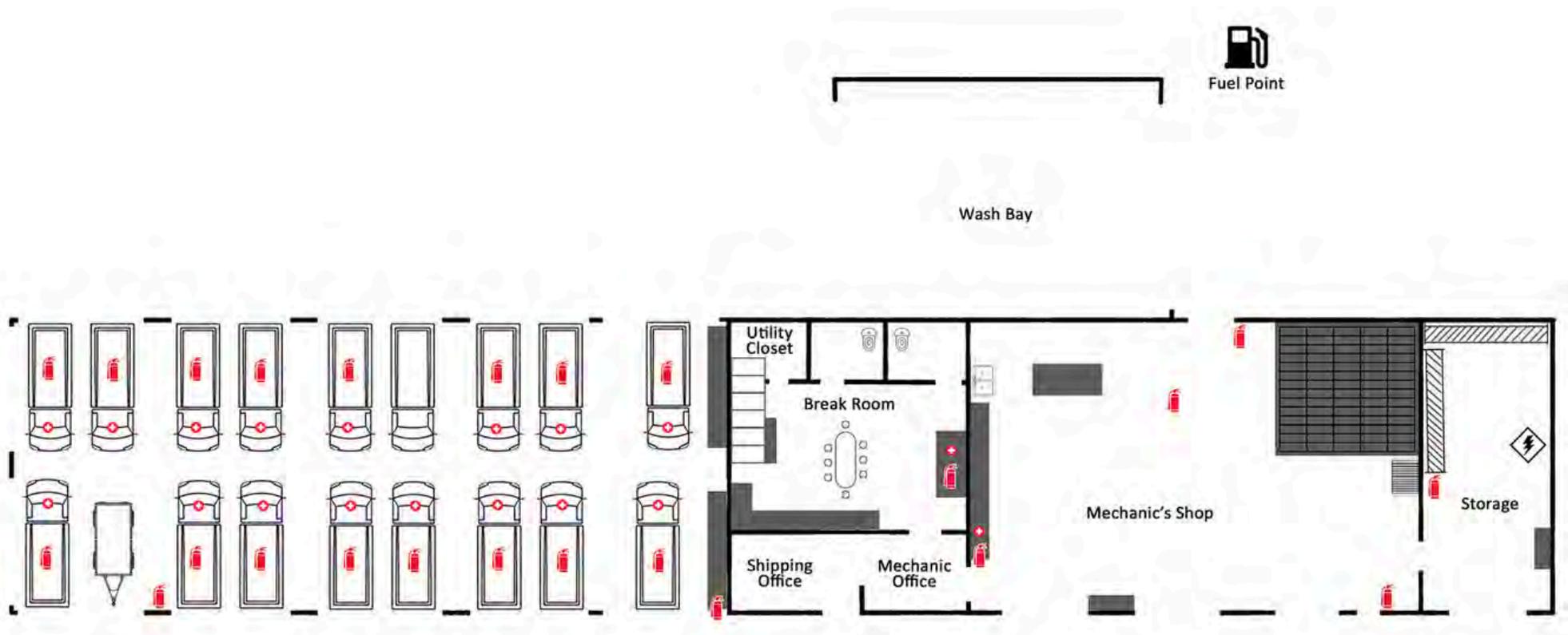
480 VOLTS 3 PHASE



LED LIGHTING

FLOOR PLAN

301 Transpoint Dr., Dupo, IL 62239



*Not to scale

PROPERTY PHOTOS

301 Transpoint Dr., Dupon, IL 62239

6,000 SF DRIVE-THRU CANOPY



6,000 SF DRIVE-THRU CANOPY



REAR DRIVE-THRU CANOPY



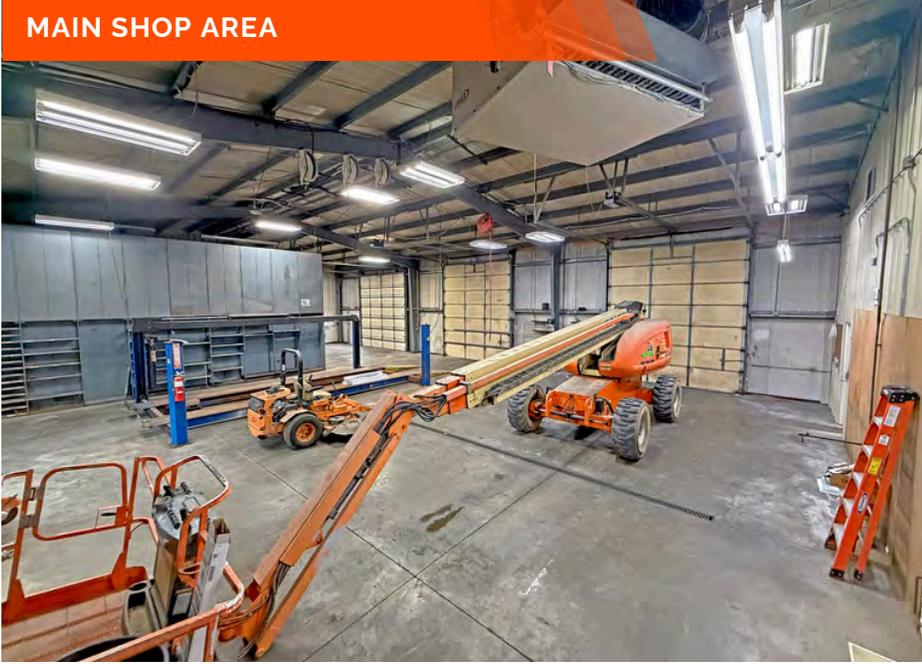
REAR DRIVE-THRU CANOPY



PROPERTY PHOTOS

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MAIN SHOP AREA



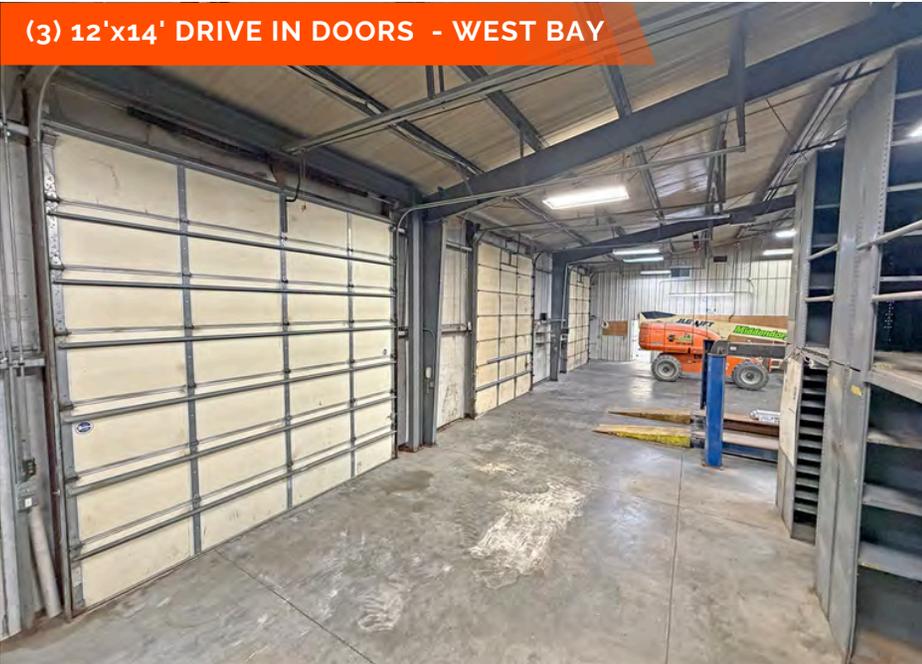
WEST BAY



(1) 12'x14' DRIVE IN DOOR - WEST BAY



(3) 12'x14' DRIVE IN DOORS - WEST BAY



REMOVEABLE SHELVING



PROPERTY PHOTOS

301 Transpoint Dr., Dupon, IL 62239

1st FLOOR - MAIN ENTRANCE



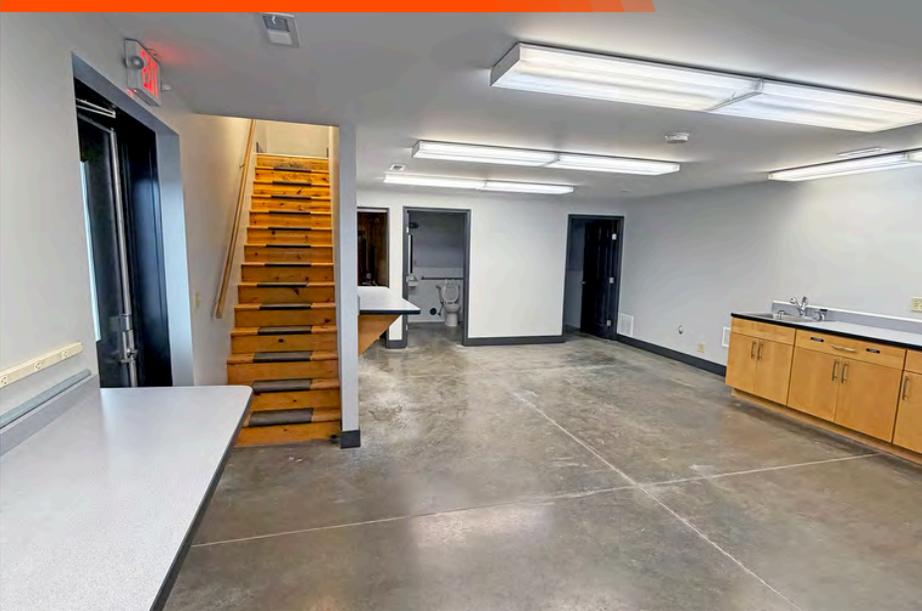
1st FLOOR - MAIN ENTRANCE



LOWER LEVEL - OFFICE AREA



LOWER LEVEL - OFFICE AREA



UTILITY ROOM



INDUSTRIAL PROPERTY SUMMARY

301 TRANSPONT DR

LISTING # 3167

LOCATION DETAILS:

Parcel #: 06-16.0-409-001
County: IL - St. Clair
Zoning: Business District

PROPERTY OVERVIEW:

Building SF: 12,000
Office SF: 1,000
Warehouse SF: 5,000
Max Contig SF: 12,000
Lot Size: 4.31 Acres
Frontage: 370
Depth: 200
Truck Parking Spaces: 40
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2002
Renovated: 2020
Clear Ht Min: 8
Clear Ht Max: 16
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6" - 8"

FACILITY INFORMATION:

Heat: Office and Warehouse
AC: Office
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: 12' x 14'



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INDUSTRIAL PROPERTY SUMMARY PG 2

301 TRANSPORT DR

UTILITY INFO:

Water Provider:	City of Dupo
Water Location:	On Site
Sewer Provider:	City of Dupo
Sewer Location:	On Site
Gas Provider:	City of Dupo
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage High:	480
Amps:	200
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$13,735.80
Tax Year:	2024



SALE/LEASE INFORMATION:

Lease Rate:	\$8,500/Month
Lease Type:	NNN
NNN Expenses:	\$1.65

PROPERTY DESCRIPTION:

12,000 SF Service Center

1,000 SF office, 5,000 SF of heated shop space with (4) 12x14 drive in doors, and 6,000 SF covered drive-through canopy. 3-phase 480-volt electrical service with significant amperage capacity. Clear-span shop space with 16' clear height and LED lighting throughout. Large office areas on lower and upper floors, (2) ADA restrooms, utility area with sink, and break room. 40 +/- truck parking spaces on rocked lot with secure fencing around the perimeter. Rear drive-through canopy