

# FOR LEASE

351 Transpoint Dr.  
Dupo, IL 62239



**6,000 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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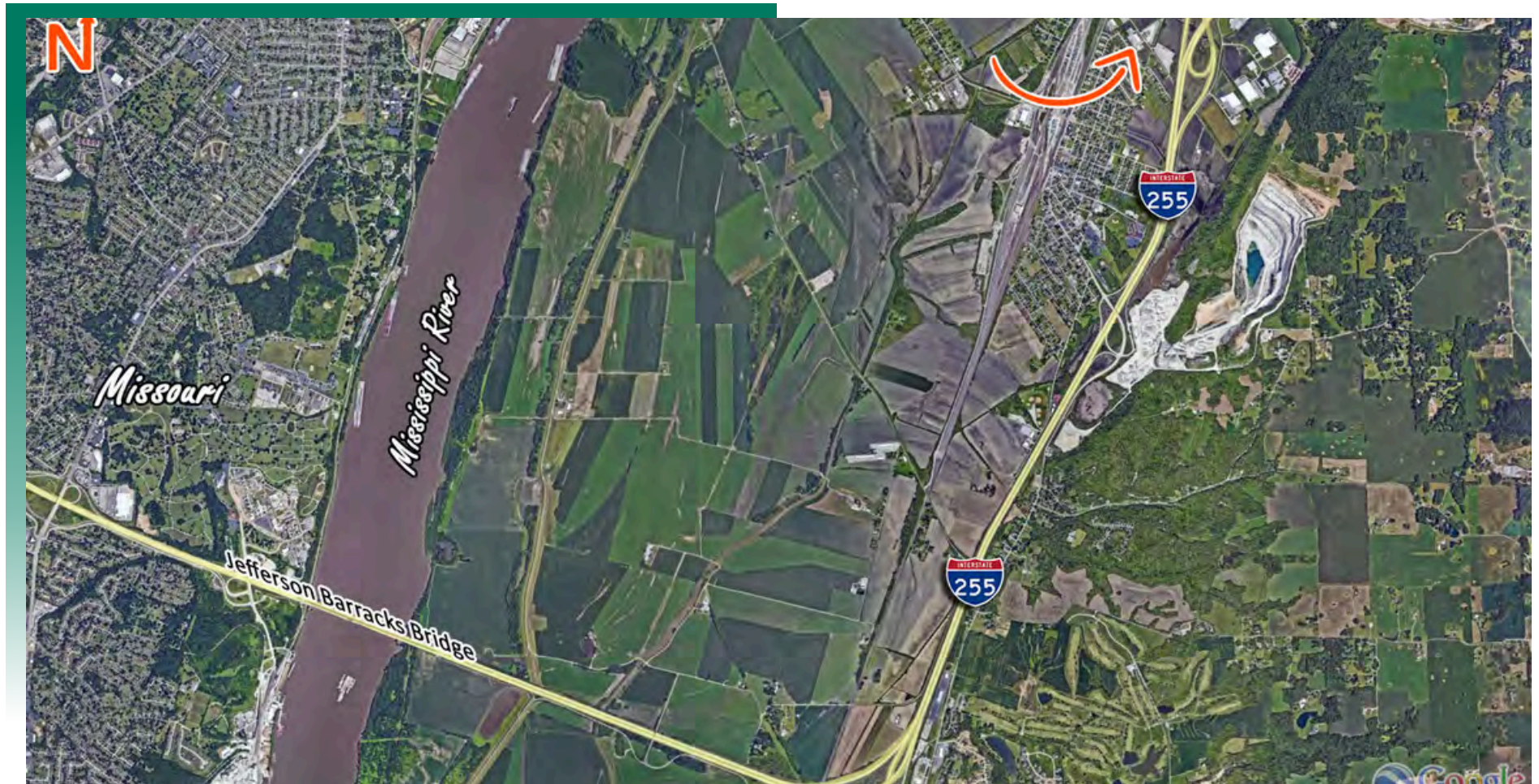


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

351 Transpoint Dr., Dupo, IL 62239



### LOCATION OVERVIEW

Located 1.5 Miles to I-255. And minutes from the Jefferson Barracks Bridge leading to Missouri.



# PROPERTY PHOTOS

351 Transpoint Dr., Dupo, IL 62239

OFFICE



KITCHENETTE



WAREHOUSE



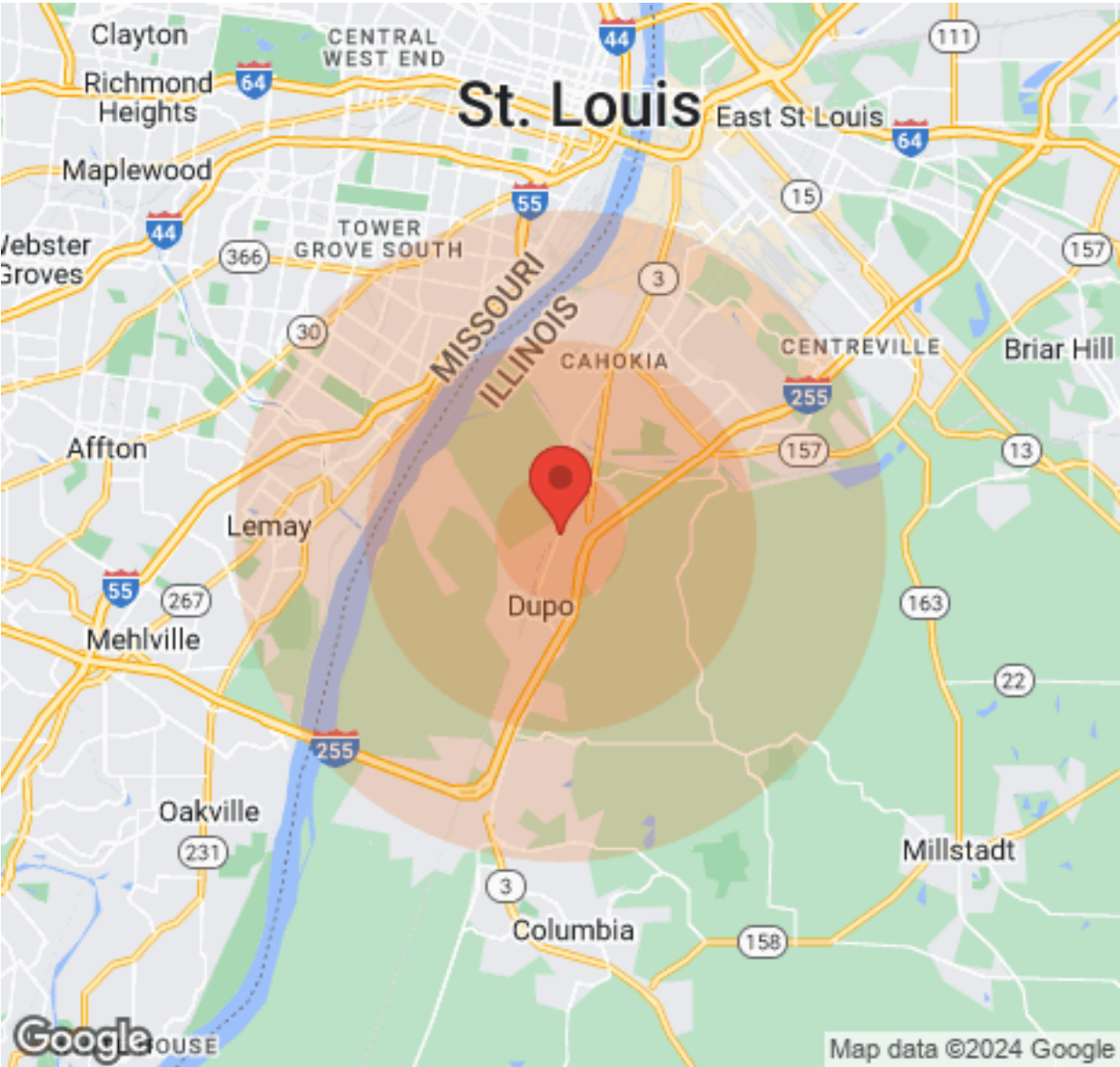
WAREHOUSE



6,000 SF Office/Warehouse with 5,100 SF Warehouse Space with (1) 14'x12' Drive-In Door, Clear Height throughout the Warehouse is 16'-18' with Clear Span Column Spacing and Fully Heated. There is 900 SF of Office Space with a Private Office and a Kitchenette.

# DEMOGRAPHICS

351 TRANSPONT DRIVE



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | N/A    | 6,654   | 56,779  |
| Female           | N/A    | 7,228   | 59,830  |
| Total Population | N/A    | 13,882  | 116,609 |

| Income              | 1 Mile | 3 Miles  | 5 Miles  |
|---------------------|--------|----------|----------|
| Median              | N/A    | \$32,129 | \$32,251 |
| < \$15,000          | N/A    | 762      | 9,484    |
| \$15,000-\$24,999   | N/A    | 895      | 7,523    |
| \$25,000-\$34,999   | N/A    | 664      | 6,248    |
| \$35,000-\$49,999   | N/A    | 716      | 7,396    |
| \$50,000-\$74,999   | N/A    | 960      | 8,093    |
| \$75,000-\$99,999   | N/A    | 599      | 4,875    |
| \$100,000-\$149,999 | N/A    | 297      | 2,682    |
| \$150,000-\$199,999 | N/A    | 59       | 595      |
| > \$200,000         | N/A    | 20       | 408      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | N/A    | 5,721   | 57,224  |
| Occupied        | N/A    | 4,948   | 47,974  |
| Owner Occupied  | N/A    | 3,226   | 26,803  |
| Renter Occupied | N/A    | 1,722   | 21,171  |
| Vacant          | N/A    | 773     | 9,250   |

# INDUSTRIAL PROPERTY SUMMARY

351 TRANSPONT DRIVE

**LISTING #** 2942

## LOCATION DETAILS:

Parcel #: 06-16.0-409-006  
County: IL - St. Clair  
Zoning: Industrial

## PROPERTY OVERVIEW:

Building SF: 6,000  
Office SF: 900  
Warehouse SF: 5,100  
Min Divisible SF: 6,000  
Max Contig SF: 6,000  
Lot Size: 2.47 Acres  
Frontage: 354  
Depth: 318  
Parking Spaces: 20  
Parking Surface Type: Asphalt  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 2010  
Renovated: 2023  
Clear Ht Min: 16'  
Clear Ht Max: 18'  
Bay Spacing: Clear Span  
Construction Type: Steel  
Roof: Metal  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

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

## LOADING & DOORS:

Dock Doors: None  
# Drive In Doors: 1

Drive In Door Size: 14'x12'

## TRANSPORATION:

Interstate Access: 1.5 Miles to I-255  
Airport Access: 6.5 Miles to St. Louis Downtown Airport



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# INDUSTRIAL PROPERTY SUMMARY PG 2

351 TRANSPONT DRIVE

## UTILITY INFO:

|                    |              |
|--------------------|--------------|
| Water Provider:    | City of Dupo |
| Water Location:    | On Site      |
| Sewer Provider:    | City of Dupo |
| Sewer Location:    | On Site      |
| Gas Provider:      | Ameren IL    |
| Gas Location:      | On Site      |
| Electric Provider: | Ameren IL    |
| Electric Location: | On Site      |
| Voltage Low:       | 220          |
| Voltage High:      | 240          |
| Amps:              | 200          |
| Phase:             | 1            |



## TAX INCENTIVE ZONES:

|                     |     |
|---------------------|-----|
| TIF District:       | Yes |
| Enterprise Zone:    | Yes |
| Opportunity Zone:   | No  |
| Foreign Trade Zone: | No  |

## SALE/LEASE INFORMATION:

|             |             |
|-------------|-------------|
| Lease Rate: | \$7.50 / SF |
| Lease Type: | NNN         |

## FINANCIAL INFORMATION:

|           |            |
|-----------|------------|
| Taxes:    | \$8,458.16 |
| Tax Year: | 2023       |

## PROPERTY DESCRIPTION:

6,000 SF Office/Warehouse Available For Lease. The Warehouse is Facilitated by (1) 14'x12' Drive-In Door, Clear Height throughout the Warehouse is 16'-18' with Clear Span Column Spacing. The entire Warehouse is Heated. 0.62 Acre Paved Fenced Lot with 8' 3 Strand Barb Wire Fence with Electric Gate and Ability to Add onto Lot.