



605A RAILROAD AVE, DUPO, IL 62239
OFFERING MEMORANDUM

MH Property LLC
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+/- 2,800 SF OFFICE WAREHOUSE FLEX BUILDING
\$1,995 PER MONTH TRIPLE NET LEASE

PROPERTY SUMMARY

The property offers a **2,800 SF commercial flex warehouse** positioned in one of the Metro East's most strategically connected industrial corridors. Located in **Dupo, Illinois**, the building benefits from immediate access to **Interstate 255, Interstate 64, and Interstate 55/70 and IL Route 3**, placing it within minutes of **downtown St. Louis**, the region's major logistics hubs, and the broader Metro East business community. This proximity allows tenants to serve both Missouri and Illinois markets with exceptional efficiency, making Dupo a preferred location for distribution, service, contractor operations, and light industrial users.



Key Property Highlights

- **2,800 SF flex building** designed for office/warehouse use zoned industrial
- **Four private offices, reception area, and two restrooms** supporting administrative and customer-facing functions
- **Warehouse area** equipped with **3-phase electric** and **10' clear height**
- **Two overhead doors:**
 - 7' W × 9' H
 - 9' W × 9' H
- Functional layout ideal for contractors, service companies, small distributors, or businesses needing a blend of office and operational space
- **2,380 SF flex warehouse available as a separate lease option**
- **18' clear height** suitable for racking, equipment storage, or light manufacturing
- **Two overhead doors** providing efficient loading and equipment access
- **Can be leased independently or combined** with the 2,800 SF building for scalable operational needs
- **Ideal for tenants requiring taller storage volume or enhanced loading capabilities** in a high-access Metro East location

Strategic Location Advantage

Dupo's position along the Mississippi River and its direct connectivity to the St. Louis metro area make it a high-value industrial submarket. Tenants benefit from:

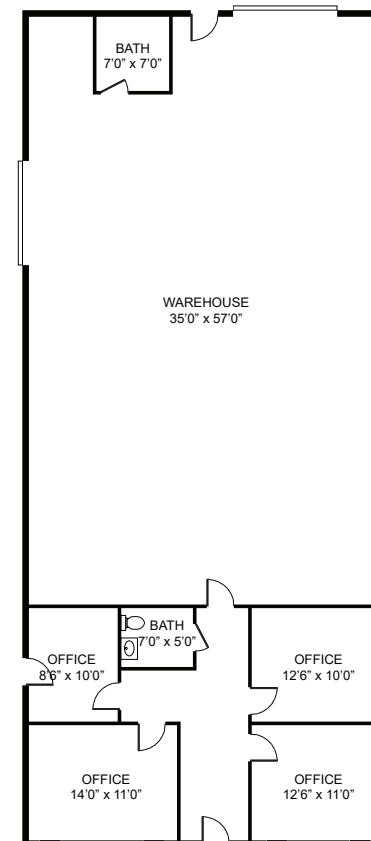
- Rapid access to St. Louis' urban core, major intermodal facilities, and regional airports
- Close proximity to Metro East communities, labor pools, and transportation networks
- A business-friendly environment with strong industrial activity and ongoing regional growth

This offering presents a rare opportunity to secure a versatile, well-located flex building in a market where small-format industrial spaces remain in high demand.

PROPERTY OVERVIEW

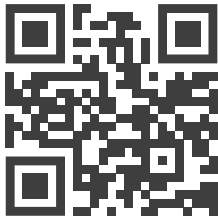
Address	605A Railroad Ave, Dupo, IL 62239
Property Type	Industrial / Commercial / Flex / Warehouse / Office
Building Size	+/- 2,800 SF
Lease Type	NNN
Lease Rate	\$1,995.00 Per Month
Net Charges	\$1.39
Zoning	Industrial
Year Built	1984
Rehab Year	2024
Building Layout	4 Private Offices + Bathroom Warehouse (2) Overhead Garage Doors + Bathroom
Restrooms	2
Parking	Front and Rear Parking
Access	IL RT3, I-255, I-55, I-64
Roof	New 2024
Heating	Warehouse gas heat
Cooling	Office
County	St. Clair
Water / Sewer	City of Dupo / Sugarloaf Township
Gas / Electric	City of Dupo / Ameren IL (3 Phase / 240V)

2,800 SF OFFICE/ WAREHOUSE/ FLEX COMMERCIAL SPACE



Ideal Uses

- Contractor operations (HVAC, plumbing, electrical, roofing, general trades)
- Service and repair companies needing office plus warehouse or equipment storage
- Light manufacturing or fabrication requiring power and clear height
- Logistics, last-mile delivery, or small distribution hubs
- Construction material or equipment storage
- Fleet, or equipment maintenance
- E-commerce fulfillment or inventory staging
- Specialty trades such as signage, printing, cabinetry, or custom fabrication
- Technology, telecom, or utility field operations
- Small business headquarters needing administrative space with operational support



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