



±624,346 SF INDUSTRIAL WAREHOUSE FOR SUBLEASE

1401 TRADEPORT PKWY PONTOON BEACH, IL 62040

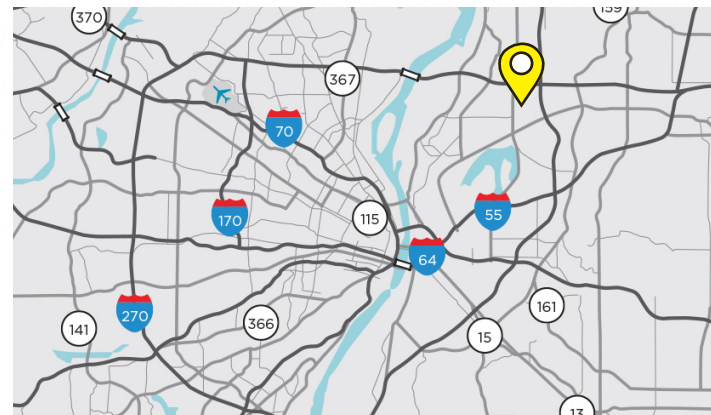


PROPERTY HIGHLIGHTS

- Total Available:** ±624,346 SF
- Divisible To:** 298,352 SF
- Office Area:** Two (2) ±3,500 SF offices and breakrooms
Two (2) ±1,525 SF shipping and receiving offices with restrooms
- Warehouse Area:** ±614,296 SF
- Clear Height:** 40'
- Loading:** 64 Docks (expandable to 110)
4 Drive-Ins
- Column Spacing:** 52'x50' storage bays
52'x60' speed bays
- Parking:** ±269 automobile
±181 trailer
- Power:** 4,000 Amps at 480v
- Sprinkler:** ESFR
- Sublease Expiration:** December 31, 2029
- Sublease Rate:** **\$4.25/SF, NNN**

BUILDING FEATURES

- Fully fenced and secured
- 5-lane, signalized park entrance
- 100% concrete driveway, truck courts, & parking areas
- 45 mil TPO roofs
- Fully equipped dock packages including 45,000 lb dock levelers
- Within 10 minutes of I-55, I-70, and I-64
- **19 years max length of reduced taxes**



FOR MORE INFORMATION, **PLEASE CONTACT:**

ED LAMPITT, SIOR, CCIM
+1 314 746 0383
ed.lampitt@cushwake.com

CHRISTY WIRTH CCIM
+1 314 813 9524
christy.wirth@cushwake.com

7700 Forsyth Boulevard, Suite 1210
St. Louis, MO 63105
+1 314 862 7100

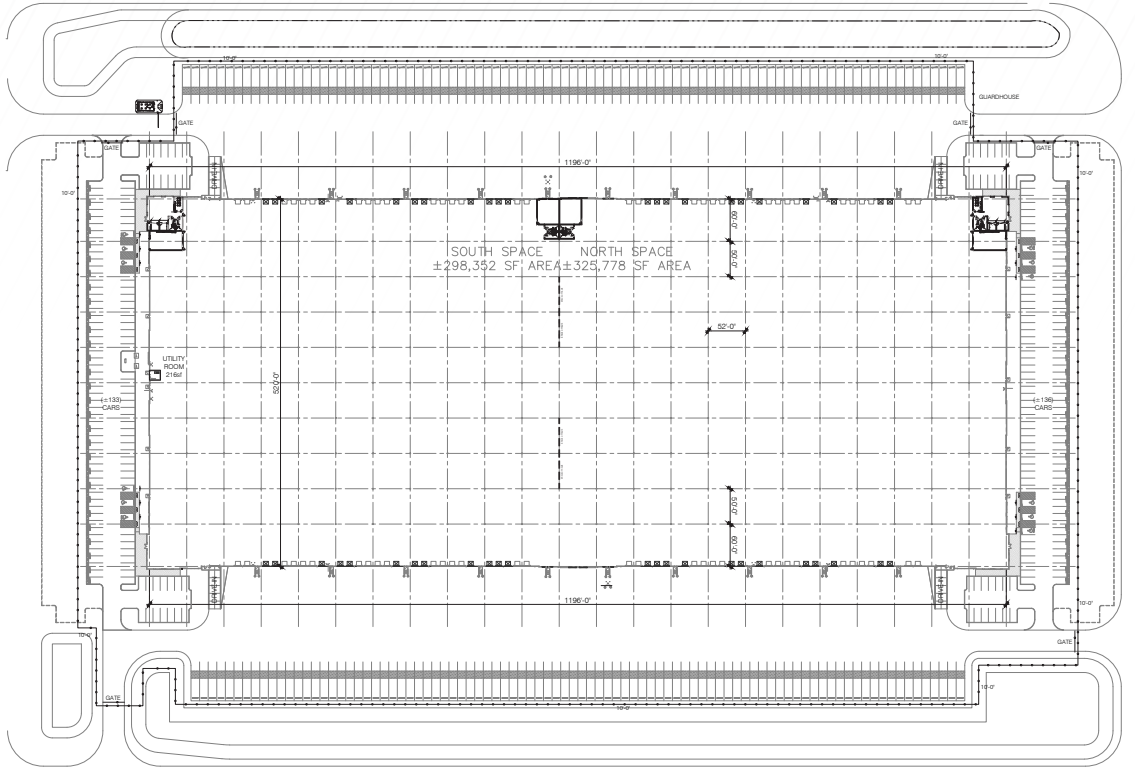
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FLOOR PLAN



METRO EAST AERIAL

