

**PONTOON BEACH, IL 62040** 



# PROPERTY HIGHLIGHTS

**Total Available:** ±325,994 SF (Divisible)

Office Area: One (1) ±3,500 SF office and

breakroom

One (1)  $\pm 1,525$  SF shipping and receiving office with restrooms

Warehouse Area: ±320,969 SF

**Clear Height:** 40'

Loading: 32 Docks (expandable to 55)

2 Drive-Ins

**Column Spacing:** 52'x50' storage bays

52'x60' speed bays

**Parking:** ±136 automobile

±92 trailer

**Sprinkler: ESFR** 

**Sublease Expiration:** December 31, 2029

Sublease Rate: **Negotiable** 

## **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 MATT EASTIN, SIOR, CCIM

+1 314 746 0350

matt.eastin@cushwake.com

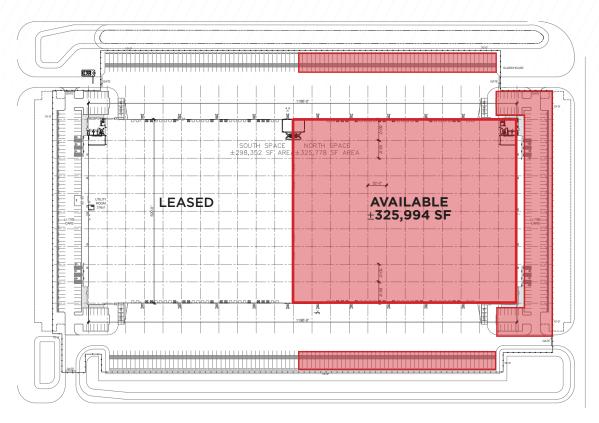
7700 Forsyth Boulevard, Suite 1210 St. Louis. MO 63105 +1 314 862 7100

cushmanwakefield.com

# 1401 TRADEPORT PKWY PONTOON BEACH, IL 62040



# FLOOR PLAN



# METRO EAST AERIAL



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCOMPLETENSED OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO PROPERTY OR OF THE INFORMATION CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.