

5 Industrial Development Sites for Sale

New Poag Rd & IL Rte. 3, Hartford, Illinois 62040
Madison County

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Basic Details

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|----------------------|---|
| Listing No: | 132 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Industrial - Rail Served, Land, Land - Industrial |
| Min Acres Available: | 7 Acre(s) |
| Max Acres Available: | 195 Acre(s) |
| Sale Price: | \$35,000 per Acre |

Address

| | |
|----------|-------------------------|
| Country: | US |
| State: | IL |
| County: | Madison |
| City: | Hartford |
| Zipcode: | 62040 |
| Street: | New Poag Rd & IL Rte. 3 |

Property Information

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|------------------|----------------------------|
| Parcel No: | Multiple |
| Zoning: | I-2 Industrial |
| Zoning By: | Madison County |
| Complex: | Chemetco Bankruptcy Estate |
| TIF: | Yes |
| Enterprise Zone: | Yes |
| Environmental: | Yes |
| Traffic Count: | 7,000 |
| Topography: | Level |

Land Measurements

| | |
|------------------------|-------------|
| Total Acres Available: | 195 Acre(s) |
| Min Divisible Acres: | 7 Acre(s) |

Utility Information

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|----------------------------|--------------------|
| Water Provider: | Hartford |
| Water Provider Service: | 12" |
| Sewer Provider: | Roxana |
| Sewer Provider Service: | 6" |
| Gas Provider: | Ameren IL |
| Gas Provider Service: | 4"-6" |
| Electric Provider: | Ameren IL |
| Electric Provider Service: | 4KV, 12KV & 34.5KV |

Transportation

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|-------------|---|
| Interstate: | I-255, I-270 (3 miles) |
| Rail: | NFS & KCS (adjacent) |
| Barge: | Phoenix Landing & America's Central Port |
| Airport: | St. Louis Regional; Lambert International |