

## 30 Acres Build to Suit

4135 Cemetery Rd, South Roxana, Illinois 62084  
Madison County

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### Basic Details

Listing No:	2575
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Land, Land - Industrial
Sale Price:	\$52,500 per Acre

### Address

Country:	US
State:	IL
County:	Madison
City:	South Roxana
Zipcode:	62084
Street Number:	4135
Street:	Cemetery
Street Suffix:	Rd

### Facility Information

Truck Dock Size:	Finish to Suit
Drive-In Door Size:	Finish to Suit
Heating:	Warehouse
Cooling:	Office
Insulated:	Yes
Sprinklers:	Finish to Suit
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

### Property Information

Parcel No:	18-1-14-11-00-000-008
Zoning:	Industrial
Zoning By:	City of South Roxana
TIF:	Yes

## Structural Data

Style:	Steel Frame
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	Village of Roxana
Water Provider Service:	6"
Water Provider Location:	On Site
Sewer Provider:	Village of Roxana
Sewer Provider Service:	12"
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	200
Phase:	3
Low Volts:	240
High Volts:	480
Telecom Provider:	Spectrum

## Transportation

Interstate:	I-255 & I-270
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