

## Income Producing Property

9500 Collinsville Rd, Collinsville, Illinois 62234  
Madison County

**Collin Fischer - SIOR, CCIM**  
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### Basic Details

Listing No:	2763
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Land, Land - Commercial, Office
Building Size (Sqft):	116,090 Sqft.
Lot Size (Acres):	19 Acre(s)
Sale Price:	\$6,500,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	9500
Street:	Collinsville
Street Suffix:	Rd

### Property Information

Parcel No:	13-1-21-31-00-000-011, 03-06.0-200-018 & 009; 03-06.0-100-012
Zoning:	B-4
TIF:	Yes
Enterprise Zone:	Yes
Traffic Count:	43,000

### Land Measurements

Total Acres Available:	19 Acre(s)
Min Divisible Acres:	3 Acre(s)
Frontage:	475 ft
Depth:	1,080 ft

### Utility Information

Water Provider:	City of Collinsville
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### Transportation

Interstate:	I-255 (Exit 24)
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Water Provider Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Airport:	17 Miles to St. Louis Int Airport
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