

## 34.79 +/- Acre Heavy Manufacturing Industrial Site

3301 Missouri Ave, East St. Louis, Illinois 62207  
St. Clair County

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### Basic Details

Listing No:	2817
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Land, Land - Industrial
Lot Size (Acres):	34.79 Acre(s)
Sale Price:	\$950,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	East St. Louis
Zipcode:	62207
Street Number:	3301
Street:	Missouri
Street Suffix:	Ave

### Property Information

Parcel No:	Multiple Parcels
Zoning:	M-2
TIF:	Yes
Property Tax:	\$16,473.20
Traffic Count:	12,400
Topography:	Flat

### Land Measurements

Acres:	34.79 Acre(s)
Frontage:	2,005 ft
Depth:	658 ft

## Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	Metro East Sanitary
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	I-255 & I-64
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