

20 +/- Acre Industrial Development Site For Sale

464 West Pontoon Road, Granite City, Illinois 62040
Madison County

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Basic Details

Listing No:	2887
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Land
Lot Size (Acres):	19.97 Acre(s)
Total Sqft Available:	19.97 Sqft.
Sale Price:	\$1,500,000
Sale Price Per Sqft:	\$1.72
Sale Price Per Acre:	\$75,113

Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	464
Street:	West Pontoon
Street Suffix:	Road

Property Information

Parcel No:	22-1-20-06-00-000-005.00 6/21-19-01-00-000-017
Zoning:	M-1 Light Manufacturing
Prior Use:	Trucking
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$1,576.05
Tax Year:	2022
Topography:	Flat

Land Measurements

Total Acres Available:	19.97 Acre(s)
Min Divisible Acres:	19.97 Acre(s)
Acres:	19.97 Acre(s)
Frontage:	500 ft
Depth:	1,739 ft

Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	N of Pontoon Rd.
Sewer Provider:	Metro East Sanitary
Sewer Provider Location:	On-Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	500' E on Pontoon Rd
Electric Provider:	Ameren Illinois
Electric Provider Location:	500' E on Pontoon Rd

Transportation

Interstate: 2.5 Miles to I-270