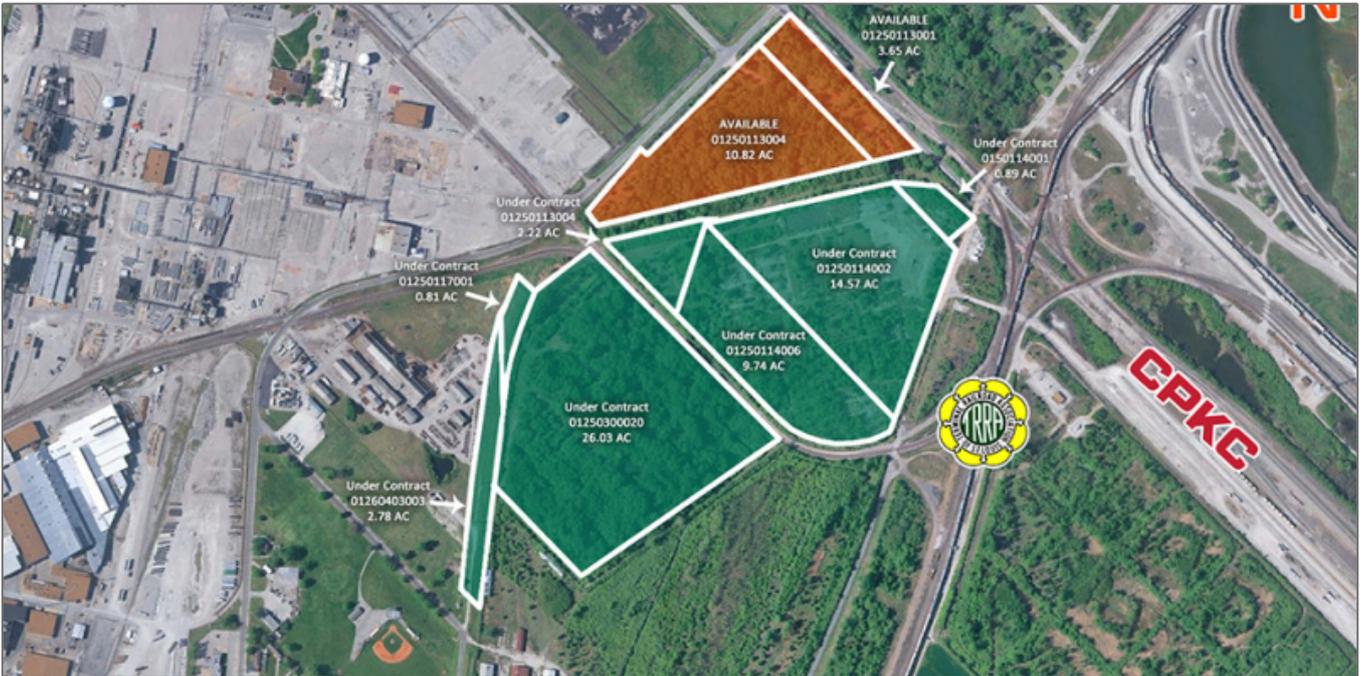


## +/- 71.51 Acres Heavy Industrial Land

2000 S 20th St, Sauget, Illinois 62206  
St. Clair County

**Steve Zuber - SIOR, CCIM**  
Phone: 314-409-7283  
Email: steve@barbermurphy.com



### Basic Details

Listing No:	3028
Sale Or Lease:	For Sale
Property Type(s):	Land
Lot Size (Acres):	71.51 Acre(s)
Min Acres Available:	14.47 Acre(s)
Max Acres Available:	29.62 Acre(s)
Sale Price:	\$85,000/Acre
Sale Price Per Sqft:	\$1.95
Sale Price Per Acre:	\$85,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Sauget
Zipcode:	62206
Street Number:	2000
Street:	S 20th
Street Suffix:	St

### Facility Information

Extra Land:	103.06 Adjacent Acres Available, Inquire With Brok
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### Property Information

Parcel No:	01250113004 & 3001& 3004, 4001 & 4002 & 4006 & 7001 & 01260403003 & 01250300020
Zoning:	Heavy Industrial
Industrial Park:	Near Sauget Business Park
Prior Use:	Exxon Mobil Tank Farm
TIF:	Yes
Enterprise Zone:	Yes
Survey:	Yes
Environmental:	Yes

Property Tax:	\$67,910.52
Tax Year:	2023
Topography:	Flat

## Land Measurements

Total Acres Available:	71.51 Acre(s)
Min Divisible Acres:	14.47 Acre(s)
Acres:	71.51 Acre(s)
Frontage:	1,334 ft

## Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	Falling Springs Road
Sewer Provider:	American Bottoms
Sewer Provider Location:	Falling Springs Road
Gas Provider:	Ameren Illinois
Gas Provider Location:	On Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On Site

## Transportation

Interstate:	2 Miles to I-255; 4 Miles to I-44, I-55, I-64, & I
Rail:	Terminal Railroad Adjacent
Barge:	1.5 Miles
Airport:	Downtown St. Louis Airport - 1 Mile