

75 Acre Industrial Development Site with Rail

6851 Forest Blvd, East St. Louis, Illinois 62204
St. Clair County

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Basic Details

Listing No:	1956
Sale Or Lease:	For Sale
Property Type(s):	Industrial - Rail Served, Land, Land - Industrial
Lot Size (Acres):	75.70 Acre(s)
Min Acres Available:	75.70 Acre(s)
Max Acres Available:	75.70 Acre(s)
Sale Price:	\$17,500/Acre

Address

Country:	US
State:	IL
County:	St. Clair
City:	East St. Louis
Zipcode:	62204
Street Number:	6851
Street:	Forest
Street Suffix:	Blvd

Property Information

Parcel No:	02-10.0-200-010
Zoning:	Industrial
Zoning By:	St. Clair County
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$2,756
Tax Year:	2021
Topography:	Flat/Tillable

Land Measurements

Total Acres Available:	75.70 Acre(s)
Min Divisible Acres:	75.70 Acre(s)
Frontage:	770 ft
Depth:	1,770 ft

Utility Information

Water Provider:	IL American
Water Provider Location:	Forest Boulevard
Sewer Provider:	Metro East
Sewer Provider Location:	Forest Boulevard
Gas Provider:	Ameren IL
Gas Provider Location:	Forest Boulevard
Electric Provider:	Ameren IL
Electric Provider Location:	Forest Boulevard

Transportation

Interstate:	I-255, I-64, I-55
Rail:	Alton Southern & CSX