

5 Industrial Development Sites for Sale

New Poag Rd & IL Rte. 3, Hartford, Illinois 62040
Madison County

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Basic Details

Listing No:	132
Sale Or Lease:	For Sale
Property Type(s):	Industrial - Rail Served, Land, Land - Industrial
Min Acres Available:	7 Acre(s)
Max Acres Available:	195 Acre(s)
Sale Price:	\$35,000 per Acre

Address

Country:	US
State:	IL
County:	Madison
City:	Hartford
Zipcode:	62040
Street:	New Poag Rd & IL Rte. 3

Property Information

Parcel No:	Multiple
Zoning:	I-2 Industrial
Zoning By:	Madison County
Complex:	Chemtco Bankruptcy Estate
TIF:	Yes
Enterprise Zone:	Yes
Environmental:	Yes
Traffic Count:	7,000
Topography:	Level

Land Measurements

Total Acres Available:	195 Acre(s)
Min Divisible Acres:	7 Acre(s)

Utility Information

Water Provider:	Hartford
Water Provider Service:	12"
Sewer Provider:	Roxana
Sewer Provider Service:	6"
Gas Provider:	Ameren IL
Gas Provider Service:	4"-6"
Electric Provider:	Ameren IL
Electric Provider Service:	4KV, 12KV & 34.5KV

Transportation

Interstate:	I-255, I-270 (3 miles)
Rail:	NFS & KCS (adjacent)
Barge:	Phoenix Landing & America's Central Port
Airport:	St. Louis Regional; Lambert International