

Income Producing Development Site

1740 Sauget Industrial Pkwy, Sauget, IL 62206



BARBERMURPHY

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SALE PRICE: \$2,849,290



PROPERTY HIGHLIGHTS



111.34 Acres Zoned Industrial with excellent access to I-255, Exit 15. Located next to the St. Louis Downtown Airport with Rail and Barge access nearby. TIF and Enterprise Incentives available for Development Projects. There is a land lease on 33.3 Acres that generates an average net annual income of \$221,576 (2020-2023). The tenant has been leasing the property since 2003. Property is ideally suited for end user or developer looking for great location to build.

(A) 13.85 Developable Acres – Sale Price: \$554,000 (\$40,000/AC)

(B) 35.13 Acres Developed – Sale Price: \$2,108,210 (33.3 Acres is Leased to Container Port Generating an Annual NOI of \$221,576 (2020-2023) (10% CAP))

(C) 62.36 Acres – Sale Price: \$187,080 (\$3,000/AC)



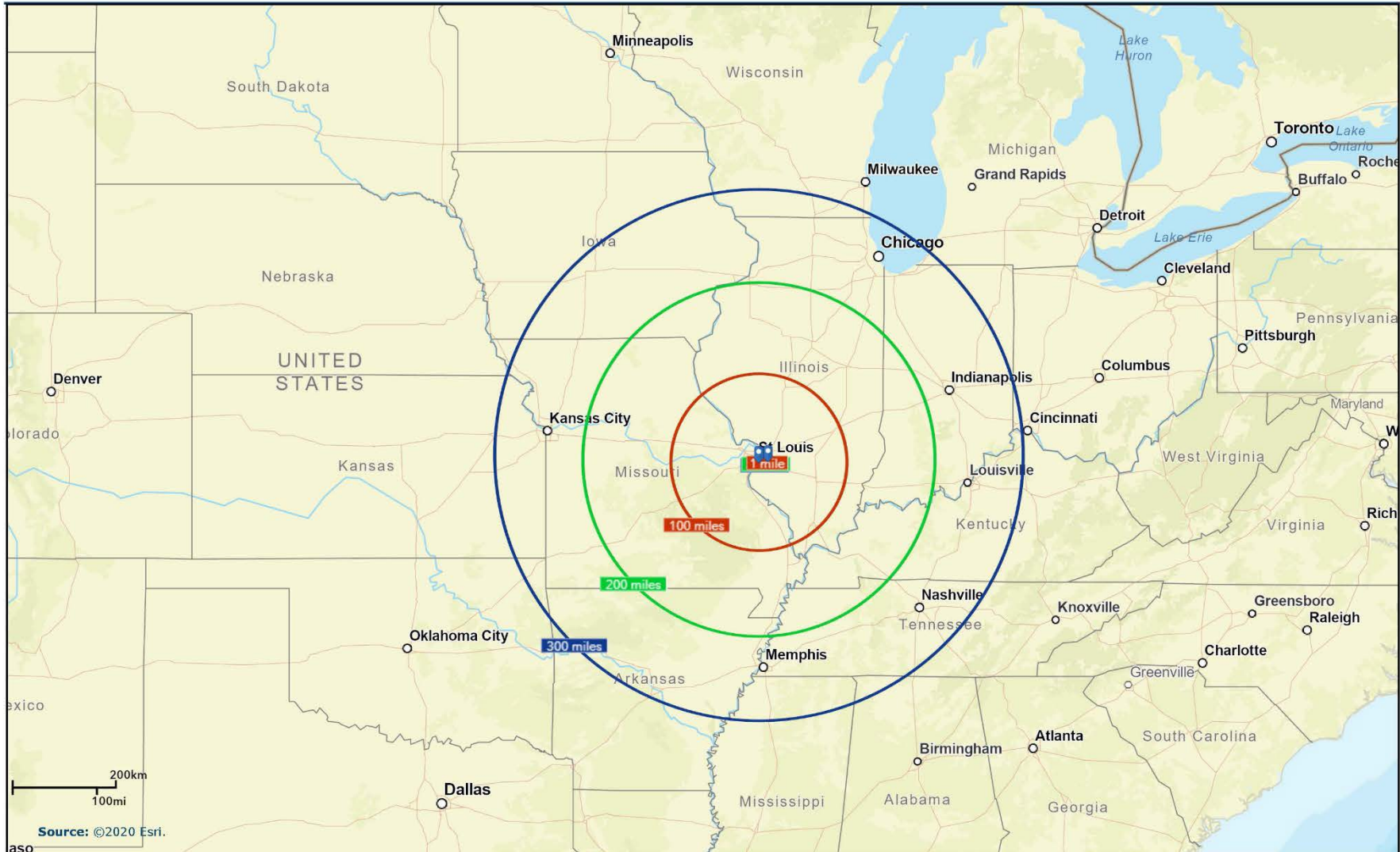
AERIAL VIEW

The Site is Located in the Sauguet Industrial Park - Tenants Include: Medline, Western Nonwovens, Stellar Mfg., FedEx Ground, Holten Meat, Universal Air Filter, R&L Carriers and Afton Fabricating

RADIUS MAP



1740 Sauget Industrial Pkwy, Sauget, IL 62206



April 02, 2020



Listing No: 2241

Land

Industrial Land

1740 Sauget Industrial Parkway Sauget, IL 62206

SALE INFORMATION:

For Sale: Yes
Sale Price: \$2,849,290
Sale Price/Acre:
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

111.34 acres available in Sauget Industrial Park. Excellent Intermodal Access to Interstate-255, Rail, Barge and Air. Container Port lease on 33.3 acres generates Annual NOI of \$221,576 (2020-2023).

Parcels: 02310409003& 02,06,07,08
 02310100018 & 02310400016 & 07060200045

Total Acres Available: 111.34

Min Divisible Acres: 13.85

LAND MEASUREMENTS:

Acres: 111.34
Frontage: 6,482 FT
Depth: 882 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-255 (1,000')
Rail: Adjacent
Barge: SCF Marine 3 Miles
Airport: St. Louis Downtown Airport 1.5 Miles

PROPERTY INFORMATION:

Parcel No: See Comments
County: St. Clair
Zoning: Industrial
Zoning By: Sauget
Complex: Sauget Industrial Park

TIF: Yes
Enterprise Zone: Yes
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$17,438.34
Tax Year: 2018
Traffic Count: 71,300
Topography: Flat

UTILITY INFORMATION

Water Provider:	Common Fields of Cahokia	Service:	Location:	On Site
Sewer Provider:	American Bottoms	Service:	Location:	On Site
Gas Provider:	Ameren	Service:	Location:	On Site
Electric Provider:	Ameren	Service:	Location:	On Site
Telecom Provider:		Service:	Location:	

Listing Broker(s)

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