Income Producing Development Site

1740 Sauget Industrial Pkwy, Sauget, IL 62206



SALE PRICE: \$2,849,290



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation

BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd. Shiloh, IL 62269

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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)





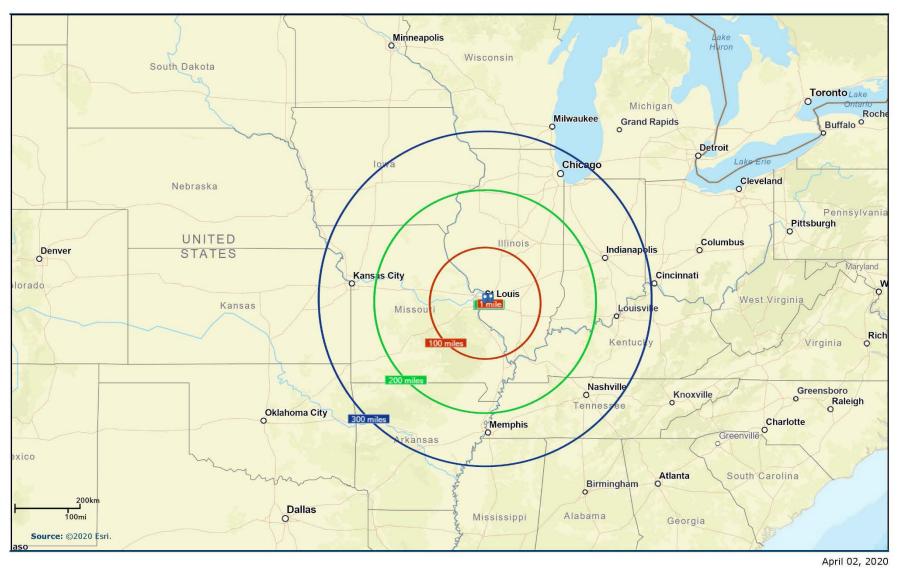
The Site is Located in the Sauget Industrial Park - Tenants Include: Medline, Western Nonwovens, Stellar Mfg., FedEx Ground, Holten Meat, Universal Air Filter, R&L Carriers and Afton Fabricating



RADIUS MAP

esri

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Listing No:	2241	Total Acres Available:	11 [.]
Land		Min Divisible Acres:	1:
		LAND MEASUREMENTS:	
Industrial Land		Acres:	11
		Frontage:	6,48
1740 Sauget Industrial		Depth:	88
Parkway Sauget, IL 6220	0	Subdivide Site:	

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

al Acres Available:	111.34
Divisible Acres:	13.85

LAND MEASUREMENTS:	
Acres:	111.34
Frontage:	6,482 FT
Depth:	882 FT
Subdivide Site:	Yes

IRANSF	PORTATION :
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	TIF:	Yes	Property Tax:	\$17,438.34
County:	St. Clair	Enterprise Zone:	Yes	Tax Year:	2018
Zoning:	Industrial	Survey:	No		
Zoning By:	Sauget	Environmental:	No	Traffic Count:	71,300
Complex:	Sauget Industrial Park	Archaeological:	No	Topography:	Flat

UTILITY INFORMATI	ON			
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) Steve Zuber SIOR, CCIM

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