

# 45.5 Acre Industrial Development Site

201 Madison Road, Madison, Illinois 62040



**BARBERMURPHY**

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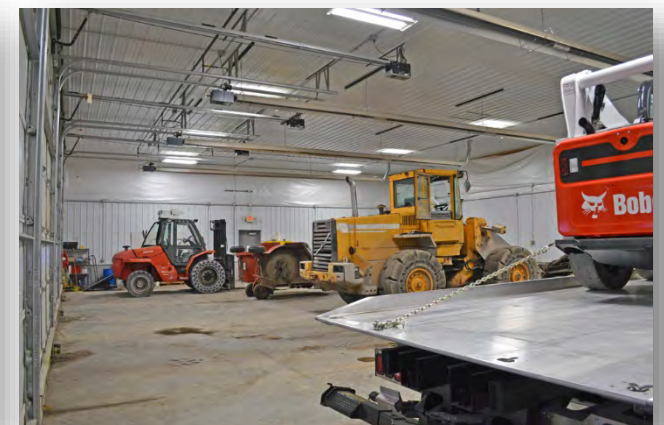
## Property Summary

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- 45.5 Acre Industrial Development Site Along IL Route 203 in Madison, Illinois
- 13 ± Acres is Rocked and Fenced
- Sale Includes a 4,200 SF Shop/Warehouse with (4) 12'x14' Grade Level Doors
- Zoned I-1
- Located 2 Miles from I-64, I-70 & I-55

**SALE PRICE: \$2,250,000 (\$49,450 per Acre)**

# BUILDING IMAGES



**Listing No: 2290**

**Land**

**Industrial Land**

**201 Madison Road  
Madison, IL 62040**

**Total Acres Available: 45.50**

**Min Divisible Acres:**

**LAND MEASUREMENTS:**

**Acres: 45.50**

**Frontage: 650' FT**

**Depth: 530' FT**

**Subdivide Site:**

**TRANSPORTATION :**

**Interstate:** Route 203, Interstate 70, 55 & 64  
(2 Miles)

**Rail:**

**Barge:**

**Airport:**



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$2,250,000  
**Sale Price/Acre:** \$49,450  
**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

Premier Industrial site located across from World Wide Technology Raceway in Madison/Granite City, Illinois. Adjacent to one of the largest Pilot Travel Center truck stops in the Midwest. Located right off of Heavily traveled route 203. Located Less than 2 miles from Major Highway I-70, I-64 and I-55.

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 17-1-20-31-00-000-018.001;019.001	<b>TIF:</b> Yes	<b>Property Tax:</b> \$14,716.84
<b>County:</b> Madison	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2019
<b>Zoning:</b> I-1	<b>Survey:</b> Yes	
<b>Zoning By:</b> Madison County	<b>Environmental:</b> Yes	<b>Traffic Count:</b> 25,000
<b>Complex:</b>	<b>Archaeological:</b> Yes	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Madison	<b>Service:</b> 12" Main	<b>Location:</b>
<b>Sewer Provider:</b> None	<b>Service:</b>	<b>Location:</b>
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b>
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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