45.5 Acre Industrial Development Site

201 Madison Road, Madison, Illinois 62040



BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 <u>barbermurphy.com</u>

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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.

Property Summary

- 45.5 Acre Industrial Development Site Along IL Route 203 in Madison, Illinois
- 13 <u>+</u> 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











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1173 Fortune Blvd. Shiloh, Illinois 62269 618.277.4400 barbermurphy.com

Listing No: 2290

Land

Industrial Land

201 Madison Road Madison, IL 62040

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.

Total Acres Available: Min Divisible Acres:

| LAND MEASUREMENTS: | | |
|--------------------|--------|--|
| Acres: | 45.5 | |
| Frontage: | 650' F | |
| Depth: | 530' F | |
| | | |

Subdivide Site:

| TRANSPORTATION : | | | |
|------------------|--|--|--|
| Interstate: | Route 203, Interstate 70, 55 & 64 (2 Miles) | | |
| Rail: | | | |
| Barge: | | | |
| Airport: | | | |

| NFORMATION: | | | | |
|-----------------------------------|---|--|--|---|
| 17-1-20-31-00-000-018.001;019.001 | TIF: | Yes | Property Tax: | \$14,716.84 |
| Madison | Enterprise Zone: | Yes | Tax Year: | 2019 |
| I-1 | Survey: | Yes | | |
| Madison County | Environmental: | Yes | Traffic Count: | 25,000 |
| | Archaeological: | Yes | Topography: | Flat |
| | 17-1-20-31-00-000-018.001;019.001 Madison I-1 | 17-1-20-31-00-000-018.001;019.001 TIF: Madison Enterprise Zone: I-1 Survey: Madison County Environmental: | 17-1-20-31-00-000-018.001;019.001 TIF: Yes Madison Enterprise Zone: Yes I-1 Survey: Yes Madison County Environmental: Yes | 17-1-20-31-00-000-018.001;019.001TIF:YesProperty Tax:MadisonEnterprise Zone:YesTax Year:I-1Survey:YesYesMadison CountyEnvironmental:YesTraffic Count: |

| UTILITY INFORMATION | | | | | |
|---------------------|-----------------|----------|----------|-----------|---------|
| Water Provider: | City of Madison | Service: | 12" Main | Location: | |
| Sewer Provider: | None | Service: | | Location: | |
| Gas Provider: | Ameren IL | Service: | | Location: | |
| Electric Provider: | Ameren IL | Service: | | Location: | On Site |
| Telecom Provider: | | Service: | | Location: | |

| Listing Broker(s) | |
|-------------------------|------------------------|
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