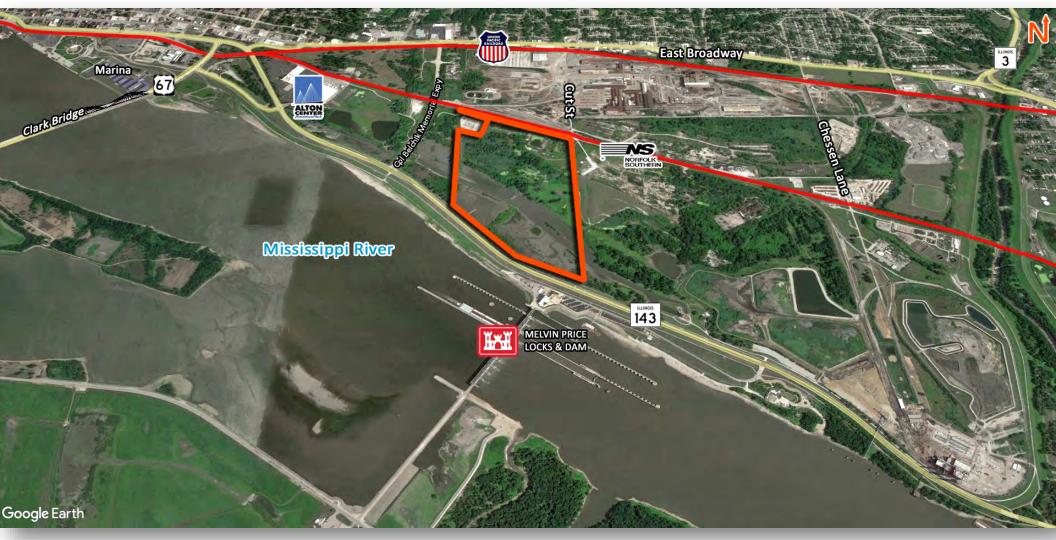
# For Sale > 120 Acre Industrial Site

### Cut Street, Alton, IL 62002



# COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Steve Zuber – SIOR, CCIM C: 314.409.7283 Steve@barbermurphy.com



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

60 Useable Acres Zoned M-2 General Industrial. Adjacent Norfolk Southern Rail Yard.
All Utilities available. River Access is Nearby. Waste Water Treatment Plant – Retired.
(2) High Capacity Deep Wells 5,000,000 gpd. Environmental Reports Available.

### SALE PRICE: \$1,800,000



#### BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

Listing No:	1334	Total Acres Available:
Land		Min Divisible Acres:
		LAND MEASUREMENTS
Industrial Rail Served Land		Acres:
		Frontage:
		Depth:
10 Cut Street Alton, IL 62002		Subdivide Site:

....

SALE	<b>INFO</b>	RMA	TION:

For Sale:	Yes
Sale Price:	\$1,800,000
Sale Price/Acre:	\$15,000
Sale Price/SF:	

LEASE INFORMATION:	
For Lease:	No
Lease Rate:	
Lease Term:	

#### **Comments**

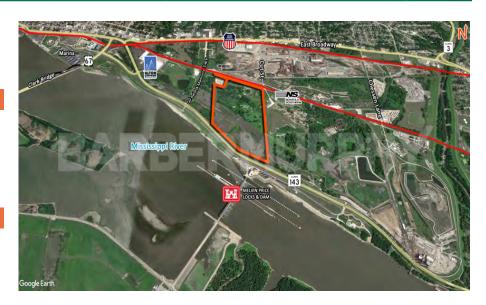
60 useable acres zoned M-2 General Industrial. Norfolk Southern Rail Yard Adjacent. All Utilities Available. River access nearby. Waste Water Treatment Plant -Retired. (2) High capacity deep wells 5,000,000 gpd. Environmental reports available.

otal Acres Available:	
in Divisible Acres:	

LAND MEASUREMENTS	S:
Acres:	120.00
Frontage:	1,472 FT
Depth:	3,179 FT
Subdivide Site:	No

120.00 120.00

TRANSPORTATION :			
Interstate:	10 Miles to Interstate 270		
Rail:	Norfolk Southern Adjacent		
Barge:	1.5 miles to River Access		
Airport:	23 Miles to Lambert Int. Airport		



Parcel No:	191081800000015 & 191081900000001		TIF:	Yes	Property Tax:	\$1,628.00	
County:	Madison			Enterprise Zone:	Yes	Tax Year:	201
Zoning:	M-2 - General Industrial		M-2 - General Industrial Survey:	Yes			
Zoning By:	City of Alton	1		Environmental:	Yes	Traffic Count:	
Complex:				Archaeological:	No	Topography:	Flat
UTILITY INFO	ORMATION						
Water Provider	:	City of Alton	Service:	8" Main	Location:		On Site
Sewer Provide	r:	City of Alton	Service:	36" Line	Lo	cation:	On Site
Gas Provider:		Ameren	Service:	10" 60 psig	Lo	cation:	On Site
Electric Provid	er:	Ameren	Service:	34.5kV	Lo	cation:	On Site
Telecom Provid	der:		Service:		10	cation:	

#### Listing Broker(s) Steve Zuber SIOR, CCIM Office: (618) 277-4400 steve@barbermurphy.com Cell: (314) 409-7283

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