

# For Sale > 120 Acre Industrial Site

Cut Street, Alton, IL 62002



**BARBERMURPHY**

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## 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**

**Listing No:** 1334

**Land**

**Industrial Rail Served Land**

10 Cut Street  
Alton, IL 62002

**Total Acres Available:** 120.00

**Min Divisible Acres:** 120.00

**LAND MEASUREMENTS:**

**Acres:** 120.00

**Frontage:** 1,472 FT

**Depth:** 3,179 FT

**Subdivide Site:** No

**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

**SALE INFORMATION:**

**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.

**PROPERTY INFORMATION:**

**Parcel No:** 191081800000015 & 191081900000001

**County:** Madison

**Zoning:** M-2 - General Industrial

**Zoning By:** City of Alton

**Complex:**

**TIF:** Yes **Property Tax:** \$1,628.00

**Enterprise Zone:** Yes **Tax Year:** 2019

**Survey:** Yes

**Environmental:** Yes **Traffic Count:**

**Archaeological:** No **Topography:** Flat

**UTILITY INFORMATION**

**Water Provider:** City of Alton

**Sewer Provider:** City of Alton

**Gas Provider:** Ameren

**Electric Provider:** Ameren

**Telecom Provider:**

**Service:** 8" Main

**Service:** 36" Line

**Service:** 10" 60 psig

**Service:** 34.5kV

**Service:**

**Location:** On Site

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**Location:**

**Listing Broker(s)**

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