

5.92 Acre Industrial Site for Sale/Lease

Route 3 & Saint Thomas Rd., Granite City, IL 62040



BARBERMURPHY

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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

- 5.92 Acres for Sale or Lease Zoned M-3
- 13,500 ADDT on IL Route 3
- 1.2 Miles to I-270 (Exit 3)
- Utilities along St. Thomas Rd.

SALE PRICE: \$478,000

LEASE RATE: \$950 per Acre/Month, NNN

Listing No: 2507**Total Acres Available:** 5.92**Min Divisible Acres:** 5.92**Land****Industrial**Route 3 & St. Thomas Rd.
Granite City, IL 62040**LAND MEASUREMENTS:****Acres:** 5.92**Frontage:** 918 FT**Depth:** 516 FT**Subdivide Site:****TRANSPORTATION :****Interstate:** 1.20 Miles to I-270 (exit 3)**Rail:****Barge:****Airport:****SALE INFORMATION:****For Sale:** Yes**Sale Price:** \$478,000**Sale Price/Acre:** \$80,743**Sale Price/SF:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$950/Acre/Month**Lease Term:****Comments****PROPERTY INFORMATION:****Parcel No:** 18-1-14-21-00-000-005**County:** Madison**Zoning:** M-3**Zoning By:** Madison county**Complex:****TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Property Tax:** \$101.28**Tax Year:** 2020**Traffic Count:** 13,500**Topography:** Flat**UTILITY INFORMATION****Water Provider:****Sewer Provider:****Gas Provider:****Electric Provider:** Ameren IL**Telecom Provider:****Service:** Location: St. Thomas Rd**Service:** Location: St. Thomas Rd**Service:** Location: St. Thomas Rd**Service:** Location: St. Thomas Rd**Service:** Location: St. Thomas Rd**Listing Broker(s)**Steve Zuber SIOR, CCIM
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