

INDUSTRIAL SITES FOR SALE OR BUILD-TO-SUIT

PLUMMER BUSINESS PARK - TROY IL 62294



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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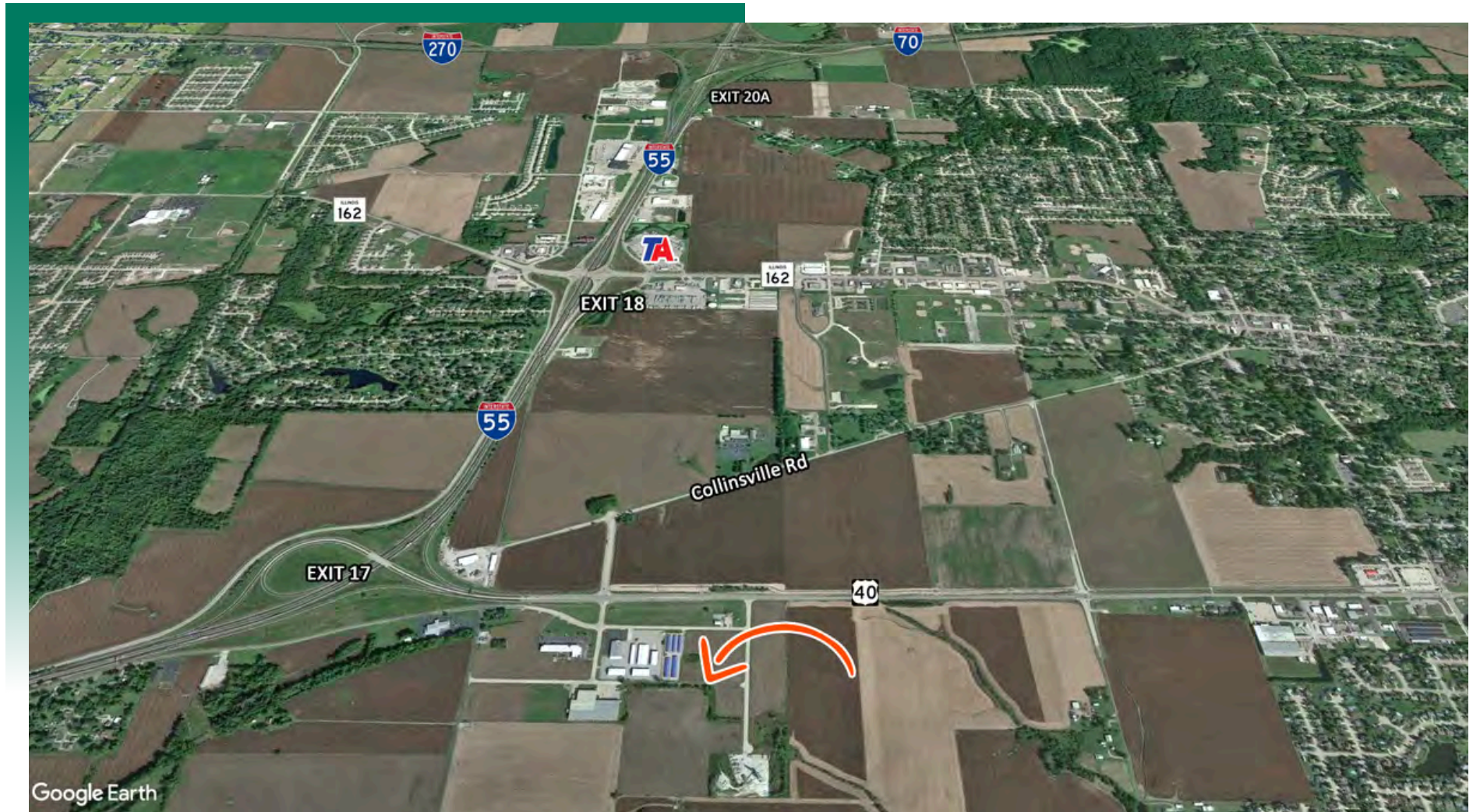
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AREA MAP

Plummer Business Dr., Troy, IL

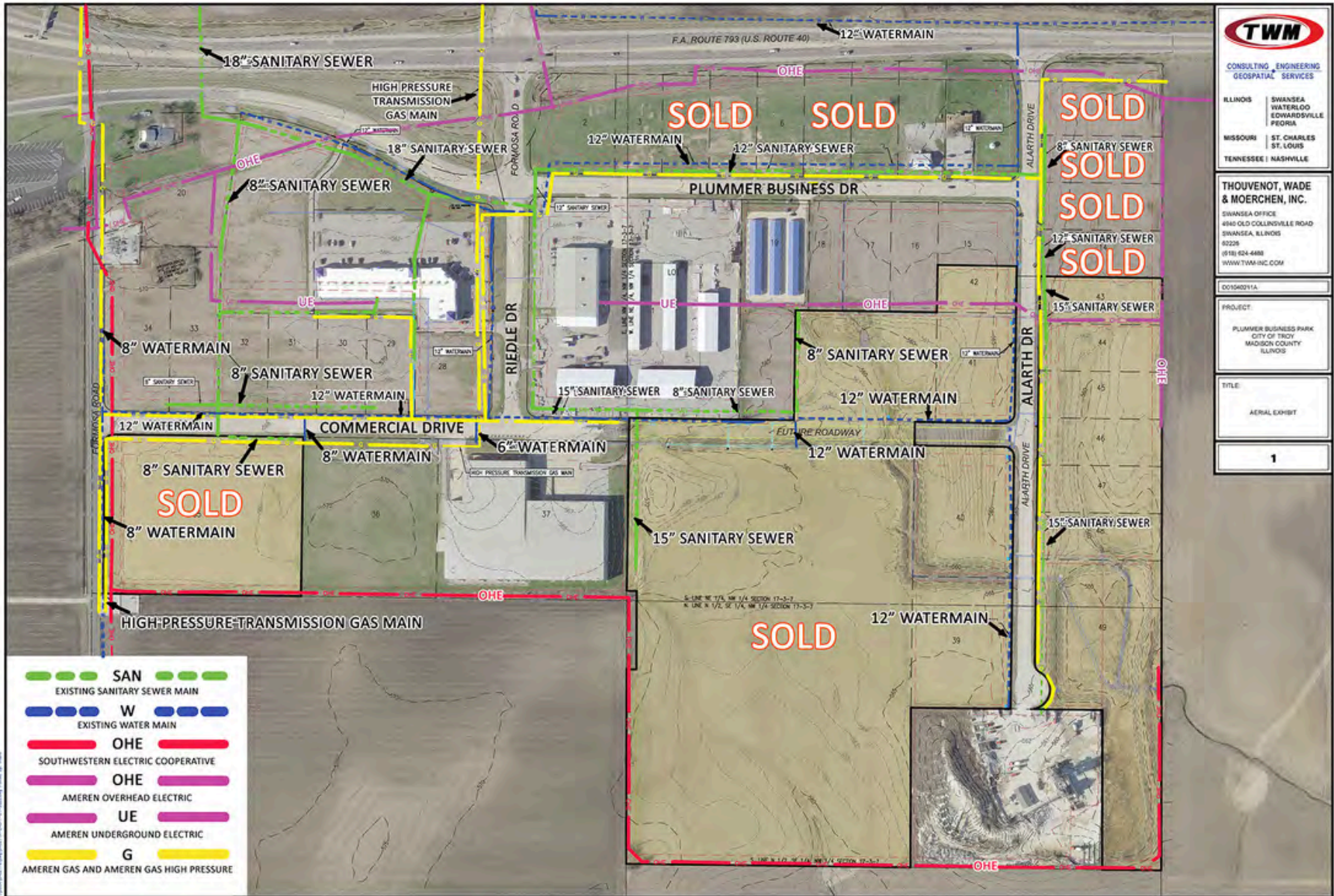


LOCATION OVERVIEW

- Located off I-55 at Hwy 40 in Troy, IL with excellent Interstate access
- All utilities on site and water detention in place
- Build-to-suit projects and land leases are also available

UTILITY INFORMATION

Plummer Business Dr., Troy, IL



ADDITIONAL COMMERCIAL ZONED LOTS AVAILABLE



SITE 2: 49,892 SF - 1.15/AC - \$5.95 PSF
 SITE 3: 30,622 SF - 0.70/AC - \$5.95 PSF
 SITE 6: 33,981 SF - 0.75/AC - \$4.95 PSF
 SITE 9: 36,034 SF - 0.83/AC - \$5.25 PSF
 SITE 15: 32,077 SF - 0.74/AC - \$3.95 PSF
 SITE 16: 33,621 SF - 0.77/AC - \$3.75 PSF
 SITE 17: 33,621 SF - 0.77/AC - \$3.75 PSF

SITE 18: 33,621 SF - 0.77/AC - \$3.75 PSF
 SITE 21: 60,792 SF - 1.40/AC - \$4.25 PSF
 SITE 30: 31,799 SF - 0.73/AC - \$4.00 PSF
 SITE 31: 31,748 SF - 0.73/AC - \$4.00 PSF
 SITE 32: 31,697 SF - 0.73/AC - \$4.00 PSF
 SITE 33: 46,738 SF - 1.07/AC - \$4.00 PSF
 SITE 34: 72,025 SF - 1.65/AC - \$4.00 PSF

LAND PROPERTY SUMMARY

7700 PLUMMER BUSINESS DR

LISTING # 2536

LOCATION DETAILS:

Parcel #: 09-1-22-17-00-000-003
County: IL - Madison
Zoning: I-2 - Troy

PROPERTY OVERVIEW:

Lot Size: 5.75 Acres
Min Divisible Acres: 0.55
Max Contig Acres: 5.2
Frontage: 700
Depth: 300
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-55

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$652.00
Tax Year: 2023



SALE INFORMATION:

\$/SF (Land): Starting at: \$3.25/PSF

UTILITY INFO:

Water Provider: City of Troy
Water Service: 12"
Water Location: On Site
Sewer Provider: City of Troy
Sewer Service: 15"
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Service: 6"
Gas Location: On Commercial Dr
Electric Provider: Ameren/SW Co Op
Electric Service: 12.5/7.W kV
Electric Location: On Site

Property Description

Developed Industrial lots located off I-55 at Hwy 40 in Troy, IL. All utilities on site and water detention in place. Build-to-suit projects and land leases are also available.