

# 34.82 ACRES INDUSTRIAL LAND FOR SALE OR BUILD TO SUIT

## PLUMMER BUSINESS PARK – TROY, IL 62294



**UNDIVIDED PRICE STARTING AT \$50,000/ACRE  
CALL FOR LEASE OPTIONS**

- Industrial Zoned Sites – Will Divide
- Excellent Interstate Access to I-55/70
- All Utilities on Site
- Water Detention already in place

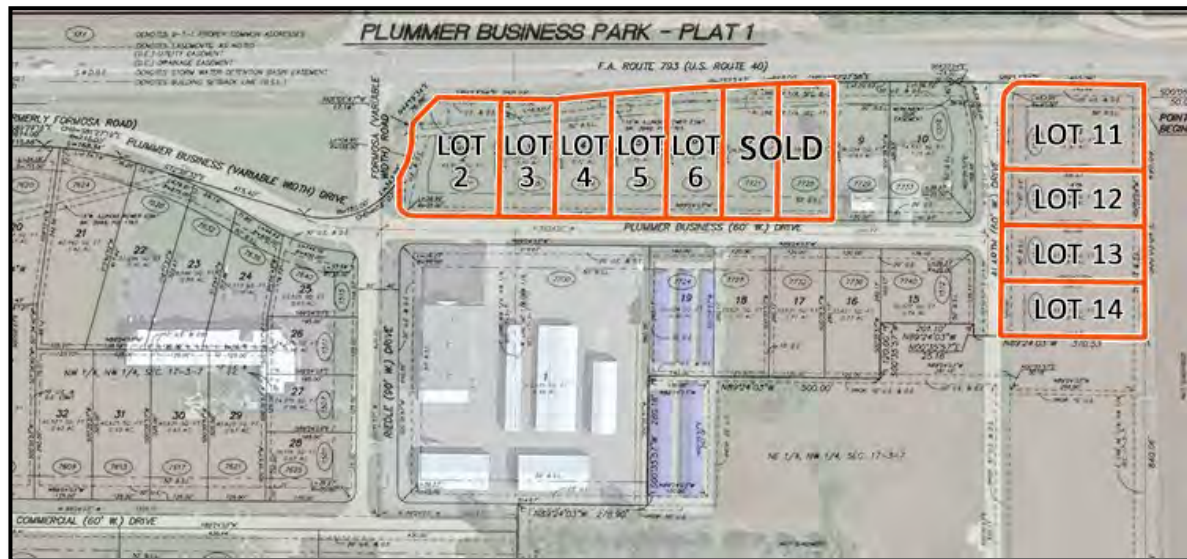
**BARBERMURPHY**

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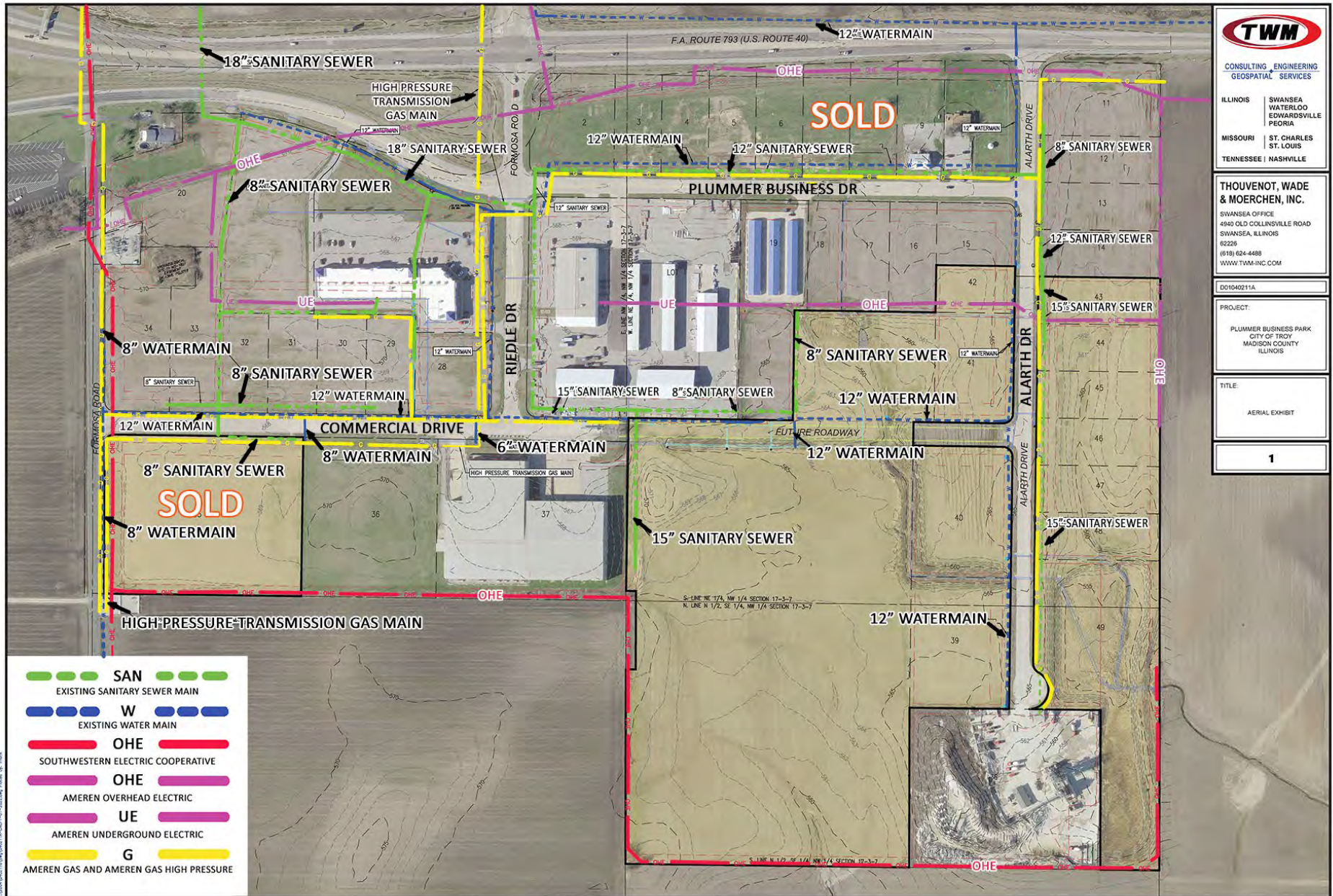
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## ADDITIONAL LOTS

- 9 Commercial Lots also Available
- Lot sizes range from 0.70 - 4.0 Acres
- Contiguous
- Lots front Hwy 40



**Listing No:** 2536**Total Acres Available:** 34.82**Min Divisible Acres:** 4.00**Land****Industrial**

**Plummer Business Park - Industrial Sites**  
 7700 Plummer Business Dr  
 Troy, IL 62294

**LAND MEASUREMENTS:**

**Acres:** 34.82  
**Frontage:** 1,000 FT  
**Depth:** 1,000 FT  
**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-55  
**Rail:**  
**Barge:**  
**Airport:**

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre Undivided:** \$50,000  
**Sale Price/SF:** \$1.15

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:**  
**Lease Term:**

**Comments**

Developed Industrial lots located off I-55 at Hwy 40 in Troy, IL. Will Divide. All utilities on site. Build-to-suit projects and land leases are also available. Call Broker for Pricing.

**PROPERTY INFORMATION:**

**Parcel No:** 09-1-22-17-00-000-003  
**County:** Madison  
**Zoning:** I-2  
**Zoning By:** Troy  
**Complex:** Plummer Business Park

**TIF:** No  
**Enterprise Zone:** No  
**Survey:** Yes  
**Environmental:** No  
**Archaeological:** No

**Property Tax:** \$652.00  
**Tax Year:** 2020  
**Traffic Count:**  
**Topography:** Flat

**UTILITY INFORMATION**

**Water Provider:** City of Troy  
**Sewer Provider:** City of Troy  
**Gas Provider:** Ameren  
**Electric Provider:** Ameren/SW Co Op  
**Telecom Provider:**

**Service:** 12" **Location:** Site  
**Service:** 15" **Location:** Site  
**Service:** 6" **Location:** On Commercial Dr  
**Service:** 12.5/7.W kV **Location:** Site  
**Service:** **Location:**

**Listing Broker(s)**

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