

DEVELOPED COMMERCIAL LOTS FOR SALE

PLUMMER BUSINESS PARK – TROY, IL 62294



SALE PRICE:
CALL BROKER FOR DETAILS

- Developed lots located off I-55 at Hwy 40 in Troy, IL
- Lot sizes range from 0.70 - 4.0 Acres Contiguous
- All Utilities on Site
- Build-to-Suit Projects and Land Leases are available
- Space in the existing Troy Shopping Center also for lease

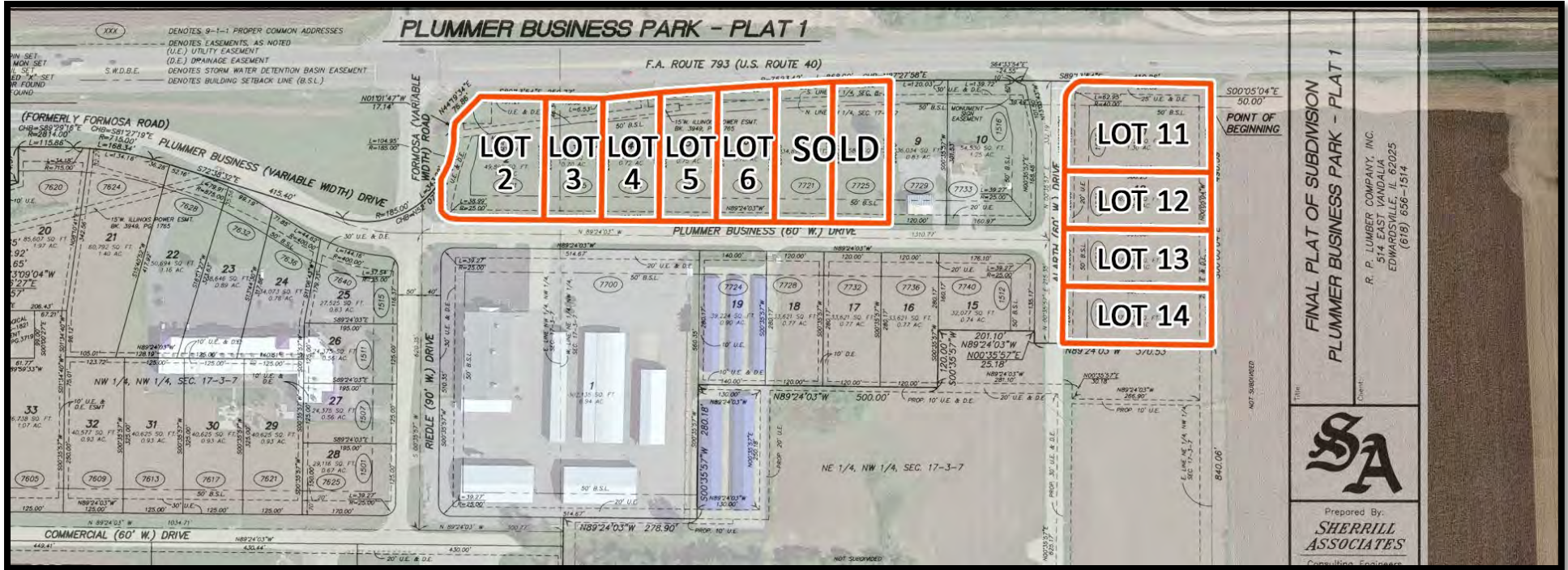
BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Collin Fischer – CCIM
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LOT	ACRES	FRONTAGE
2	1.15	137'
3	0.70	114'
4	0.72	121'
5	0.75	120'
6	0.75	120'
7	0.80	120'
8	0.82	120'

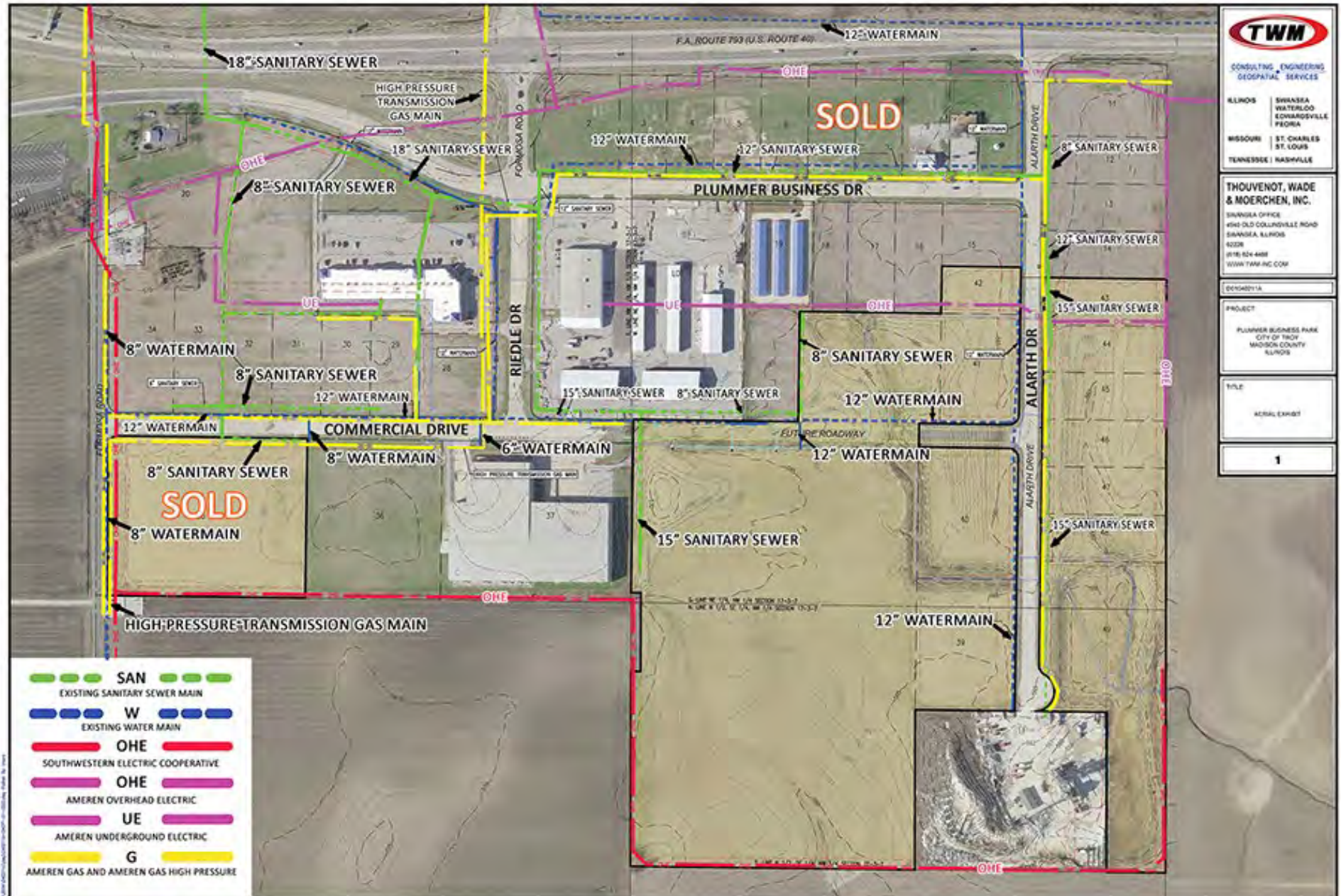
SOLD
SOLD

LOT	ACRES	FRONTAGE
11	1.3	264' RT 40
12	0.85	120' ALARTH DR
13	0.85	120' ALARTH DR
14	0.85	120' ALARTH DR



ADDITIONAL LOTS

- Industrial Lots also Available
- Up to 21.5 Acres
- Build to Suit Options Available



Listing No: 2535

Total Acres Available: 8.0
Min Divisible Acres: 0.70

Land - Commercial

Plummer Business Park
 7701 Plummer Business Dr
 Troy, IL 62294

LAND MEASUREMENTS:

Acres: 4.0
Frontage: 875 FT (lots 2-6 & 11)
Depth: 255 FT
Subdivide Site: Yes



SALE INFORMATION:

For Sale: Yes
Sale Price: Contact Broker
Sale Price/Acre:
Sale Price/SF:

TRANSPORTATION :

Interstate: I-55
Rail:
Barge:
Airport:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 09-2-22-17-05-101-001	TIF: No	Property Tax: \$22.00
County: Madison	Enterprise Zone: No	Tax Year: 2020
Zoning: C-3	Survey: Yes	
Zoning By: Troy	Environmental: No	Traffic Count: 15,100
Complex: Plummer Business Park	Archaeological: No	Topography: Flat

Comments

Developed lots located off I-55 at Hwy 40 in Troy, IL. Lot sizes range from 0.7 - 4.0 contiguous acres with utilities on site. Build-to-suit projects and land leases are available. Space in the existing Troy Shopping Center also for lease. Call Broker for Pricing.

UTILITY INFORMATION

Water Provider: City of Troy	Service: 12"	Location: On Site
Sewer Provider: City of Troy	Service: 12"	Location: On Site
Gas Provider: Ameren	Service: 4"	Location: On Site
Electric Provider: Ameren	Service: 34 kV	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376	Steve Zuber SIOR, CCIM Office: (618) 277-4400 steve@barbermurphy.com Cell: (314) 409-7283
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