

30 Acre Industrial Site for Sale/Lease

BUILD TO SUIT OPPORTUNITY

4135 Cemetery Rd., South Roxana, IL 62084



Google Earth

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.

AREA MAP



PROPERTY SUMMARY

- Industrial Development Site with Metal Building Proposed
- Outdoor Storage Available
- All Utilities Available on Site
- Located in a TIF District
- Will Divide to a minimum of 3 Acres

SALE PRICE: \$52,500/ACRE
LEASE RATE QUOTED BY PROJECT

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Listing No: 2575

**Industrial
Industrial**Wagon Wheel Road - 30 Acres
4135 Cemetery Road
South Roxana, IL 62084**SALE INFORMATION:**

For Sale:	Yes
Sale Price:	\$52,500/Acre
Sale Price/SF:	
CAP Rate:	
GRM:	
NOI:	

LEASE INFORMATION:

For Lease:	Yes
Lease Rate:	Quoted by Project
Lease Type:	NNN
Net Charges:	
CAM Charges:	
Lease Term:	

Leasing Comments:Build to suite steel frame metal warehouse
quoted by project.**Total SF Available: 50,000 SF****Min Divisible SF: 10,000 SF****SQUARE FOOT INFO:**

Building Total:	50,000 SF
Total Available:	50,000 SF
Direct Lease:	50,000 SF
Sublease:	0 SF
Office:	0 SF
Warehouse:	50,000 SF
Min Divisible:	10,000 SF
Max Contiguous:	50,000 SF

LAND MEASUREMENTS:

Acres:	30.00
Frontage:	
Depth:	670 FT

PROPERTY INFORMATION:

Parcel No:	18-1-14-11-00-000-008	TIF:	Yes	Property Tax:	
County:	Madison	Enterprise Zone:	No	Tax Year:	
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	City of South Roxana	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:		Archaeological:	No		

STRUCTURAL DATA:

Year Built:	Estimated 12 months from contract date	Clearance Min:	22' or FTS	Style:	Steel Frame
		Clearance Max:	24' or FTS	Roof:	Metal
		Bay Spacing:	FTS	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	Finish to Suit



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UTILITY INFORMATION

Water Provider:	Village of Roxana	Service:	6"	Location:	On site
Sewer Provider:	Village of Roxana	Service:	12"	Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:	Ameren IL	Location:	On Site
AMPS:	200 KVA	Phase:	3		
Low Volts:	240	High Volts:	480		
Telecom Provider:	Spectrum	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	Yes	Size:	Finish to Suit	Parking:	Finish to Suit
Dock Levelers:	Yes	Capacity:	Finish to Suit	Surface Type:	Rock
Drive-In Doors:	Yes	Size:	Finish to Suit	Yard:	Finish to Suit
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No				

Heating:	Warehouse	Men's Restroom:	Yes
Cooling:	Office	Women's Restroom:	Yes
Insulated:	Yes	Shower:	No
Sprinklers:	Finish to Suit	Ventilation:	Yes
Lighting:	LED	Compressed Air:	No
Skylights:	No		

TRANSPORTATION

Interstate:	2 Miles to I-255
Rail:	No
Barge:	No
Airport:	8 Mile to St. Louis Regional Airport

Listing Broker(s)

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Comments

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