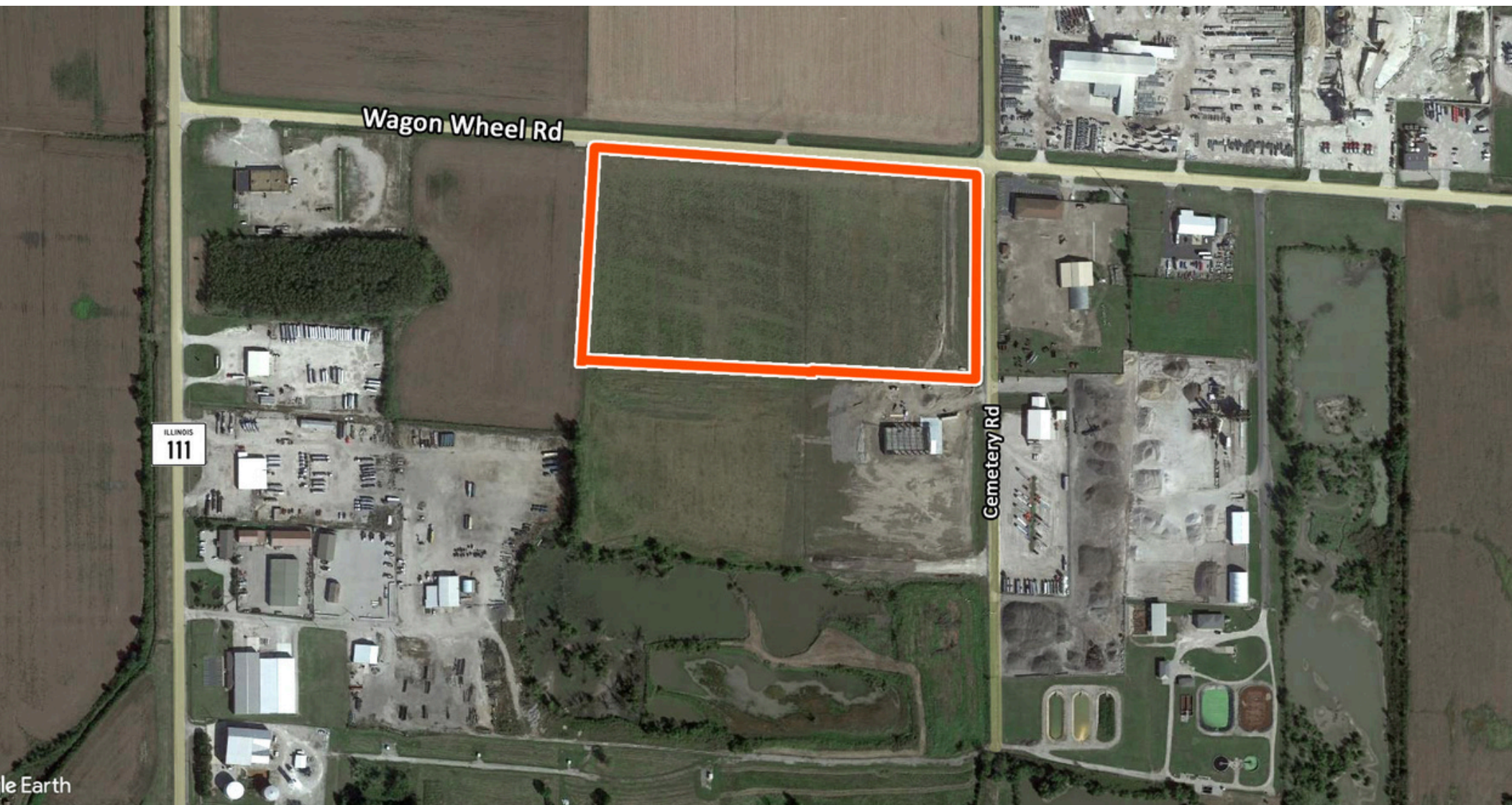# 21 ACRE INDUSTRIAL SITE FOR SALE - WILL DIVIDE

4135 Cemetery Rd, Roxana, IL 62084

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
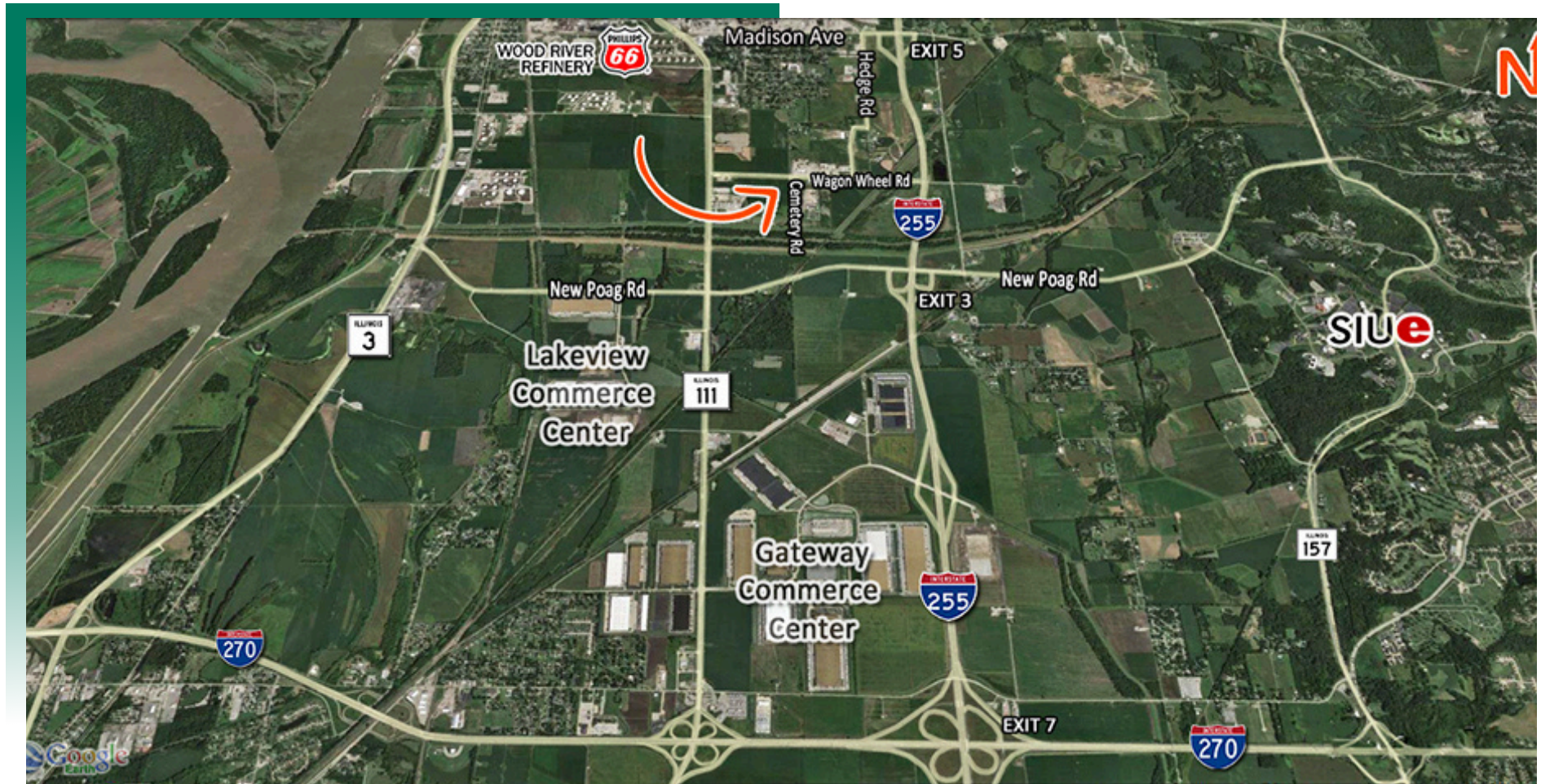Cell: (314) 409-7283
steve@barbermurphy.com

AREA MAP

4135 Cemetery Rd., Roxana, IL 62084

LOCATION OVERVIEW

Located off Wagon Wheel Road 1 Mile N. East to I-255 Interchange; 1/2 Mile West to IL Route 111 in South Roxanna.

FRONTAGE: 1,300'
DEPTH: 665'

I-255 & I-270

ST. LOUIS REGIONAL AIRPORT 8 MILES

EXIT
EXIT 5 (I-255)
EXIT 7 (I-270)

LAND PROPERTY SUMMARY

4135 CEMETERY ROAD

LISTING #   2575

LOCATION DETAILS:

Parcel #:	18-1-14-11-00-000-008
County:	IL - Madison
Zoning:	Industrial - City of South Rox

PROPERTY OVERVIEW:

Lot Size:	21.0 Acres
Min Divisible Acres:	3
Max Contig Acres:	21
Frontage:	1300
Depth:	665
Topography:	Level
Archeological:	No
Environmental:	No
Survey:	No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access:	2 Miles to I-255
Airport Access:	8 Mile to St. Louis Regional Airport

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count:	5,200 on Route 111

SALE INFORMATION:

Price / Acre:	$45,000
$/SF (Land):	$1.03

UTILITY INFO:

Water Provider:	Village of Roxana
Water Location:	On Site
Sewer Provider:	Village of Roxana
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site

PROPERTY DESCRIPTION:

21 acres zoned industrial. All utilities available. Metal buildings and rocked lots with outdoor storage are permitted. Owner will subdivide sites down to 3 acre tracts. Build to suit options available. Contact broker for pricing.

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