

FOR
SALE/
LEASE

24.41 ACRE INDUSTRIAL SITE

3101 Mississippi Avenue Sauget (Cahokia), IL 62206



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com

Joe Hardin
C: 618.660.8759
JoeH@barbermurphy.com



AREA MAP



PROPERTY SUMMARY

- Terminal Rail Road adjacent to property
- All Utilities Available
- Will Divide
- Near all major Interstate Routes
- Barge Access Nearby
- Lighted Intersection on Route 3

LEASE RATE: \$1,500/Acre/Month
SALE PRICE: \$2.00/SF

BARBERMURPHY

Listing No: 2616

Total Acres Available: 24.41
Min Divisible Acres: Negotiable

Land

Industrial

3101 Mississippi Avenue
Sauget, IL 62206

LAND MEASUREMENTS:

Acres: 24.41
Frontage: 1,346 FT
Depth: 1,073 FT
Subdivide Site: Yes

TRANSPORTATION :

Interstate: 1.76 Miles to I-64, I-55/70
Rail: Terminal RR Adjacent
Barge: Access Nearby
Airport: St. Louis Lambert International



SALE INFORMATION:

For Sale: Yes
Sale Price: \$2,265,120
Sale Price/Acre: \$87,120
Sale Price/SF: \$2.00

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$1,500/Acre/Month
Lease Term:

Comments

24.41 Acres of Industrial Zoned Land available For Sale. (May Divide)
Perfect for trucking operations, Industrial users.
Previously served by Terminal Rail Road adjacent to property
All utilities available
Near all Major Interstate Routes
Main entrance at a signaled intersection.
Barge Access nearby

PROPERTY INFORMATION:

Parcel No: 01-26.0-300-003, 002	TIF: Yes	Property Tax: \$8,478.18
County: St. Clair	Enterprise Zone: Yes	Tax Year: 2021
Zoning: Industrial Land	Survey: Yes	
Zoning By: Sauget/Cahokia	Environmental: Yes	Traffic Count: 18,400
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: Illinois American	Service:	Location: On Site
Sewer Provider: American Bottoms	Service:	Location: On Site
Gas Provider: Ameren	Service:	Location: On Site
Electric Provider: Ameren	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

Joe Hardin
Office: (618) 277-4400
joe@barbermurphy.com
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