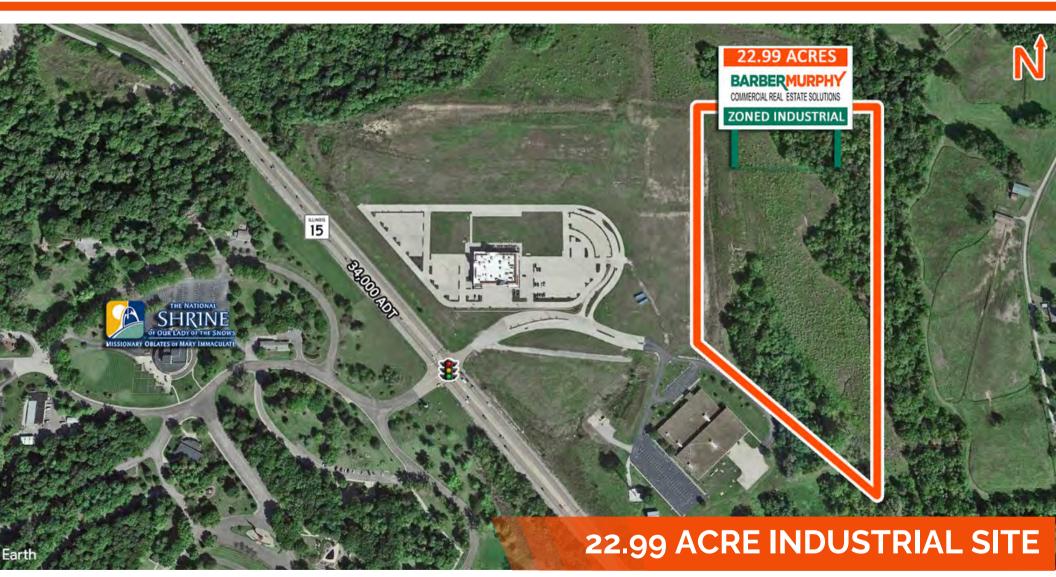
LAND FOR SALE

9401 Route 15 - Lot 3, Belleville, IL 62223



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COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM STEVE ZUBER - CCIM, SIOR Principal Cell: (314) 409-7283

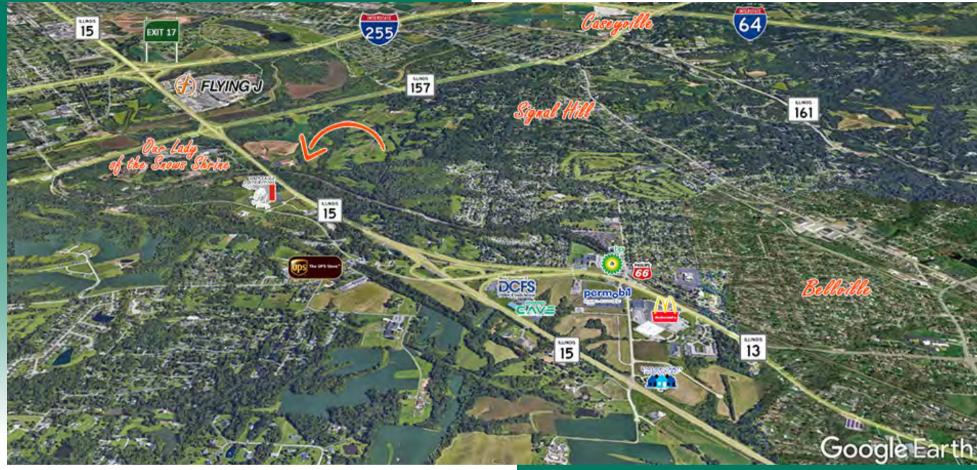
Cell: (314) 409-7283 steve@barbermurphy.com



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 DESCRIPTION

9401 ROUTE 15 - LOT 3, BELLEVILLE, IL



PROPERTY DESCRIPTION

22.99 acres zoned industrial, incentives available, will divide, all utilities to the site.

Site is located off Route 15, 2-miles from I-255.



Frontage: 824'

Depth: 822'





Interstate 255





Flat

Topography



All Utilities to Site

Incentives Available

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LAND PROPERTY SUMMARY

9401 ROUTE 15 - LOT 3, BELLEVILLE, IL

LISTING # 2807

LAND MEASUREMENTS

Lot Size: Min Divisible Acres: Dimensions: 22.99 Acres Negotiable 824' x 822'

PROPERTY INFO

. . . .

APN:
County:
Zoning:
Topography
Enterprise Zone:
Survey:

07-03.0-400-001 IL - St. Clair Industrial Flat/Partially Wooded Yes Yes



UTILITY INFO

Water Provider/Location: Sewer Provider/Location: Gas Provider/Location: Electric Provider/Location: City Served, On Site City Served, On Site Ameren IL, On Site Ameren IL, On Site **SALE INFO : Price / Acre:** \$35,000

TRANSPORTATION

Interstate:

I-255

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