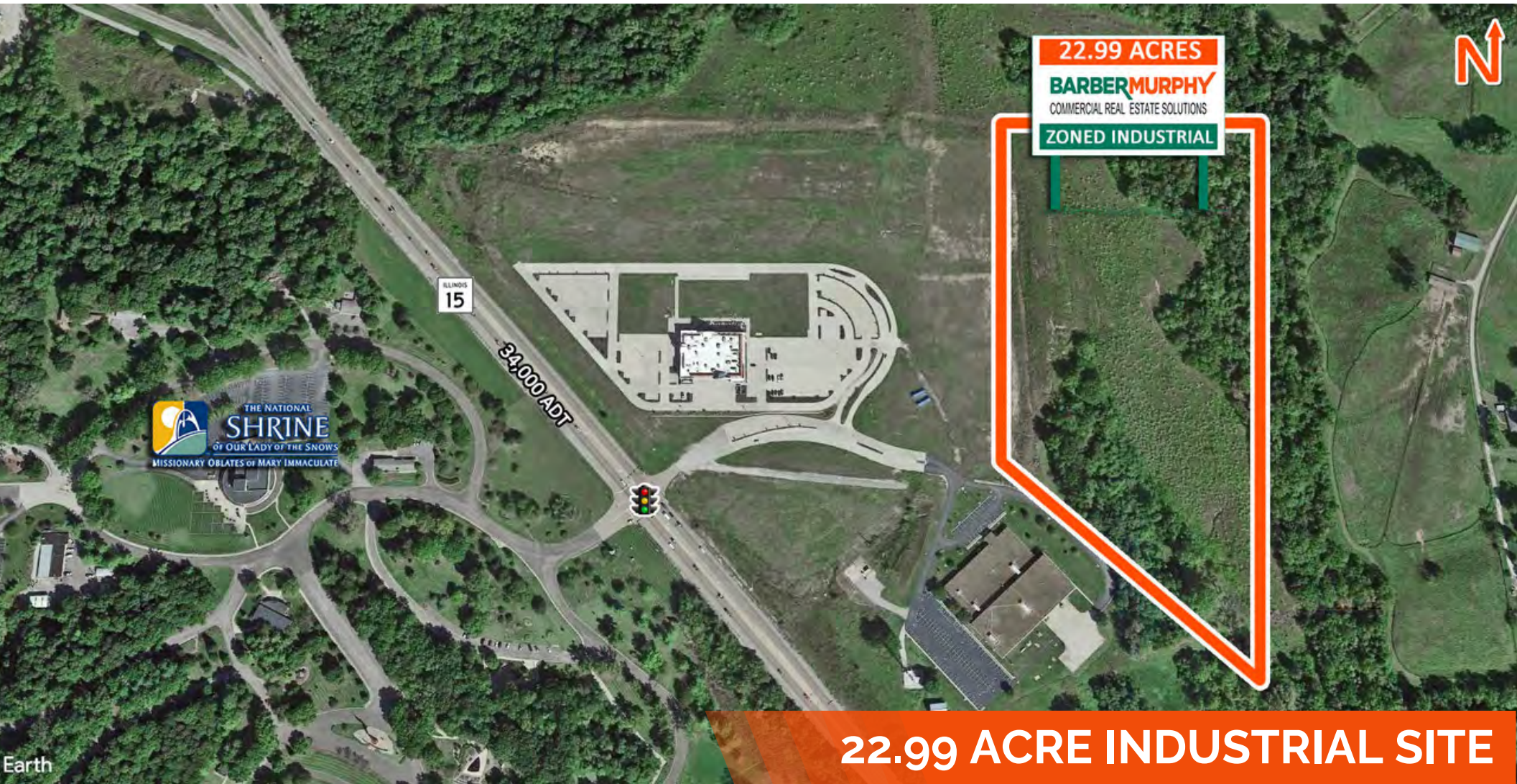


LAND FOR SALE

9401 Route 15 - Lot 3, Belleville, IL 62223



22.99 ACRE INDUSTRIAL SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

STEVE ZUBER - CCIM, SIOR

Principal

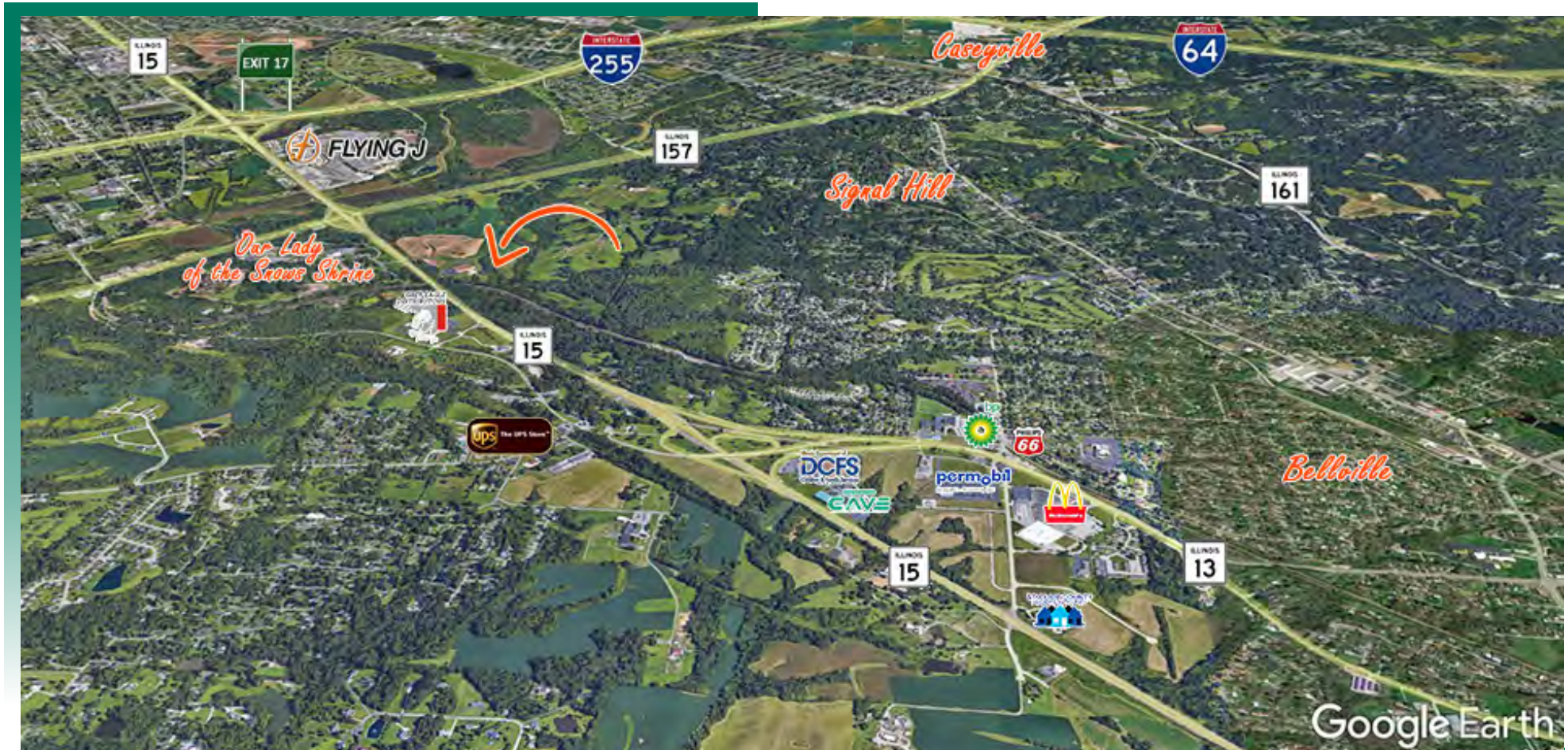
Cell: (314) 409-7283

steve@barbermurphy.com



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'



Flat
Topography



Interstate
255



Zoned
Industrial



All Utilities to Site



Incentives
Available

LAND PROPERTY SUMMARY

9401 ROUTE 15 - LOT 3, BELLEVILLE, IL

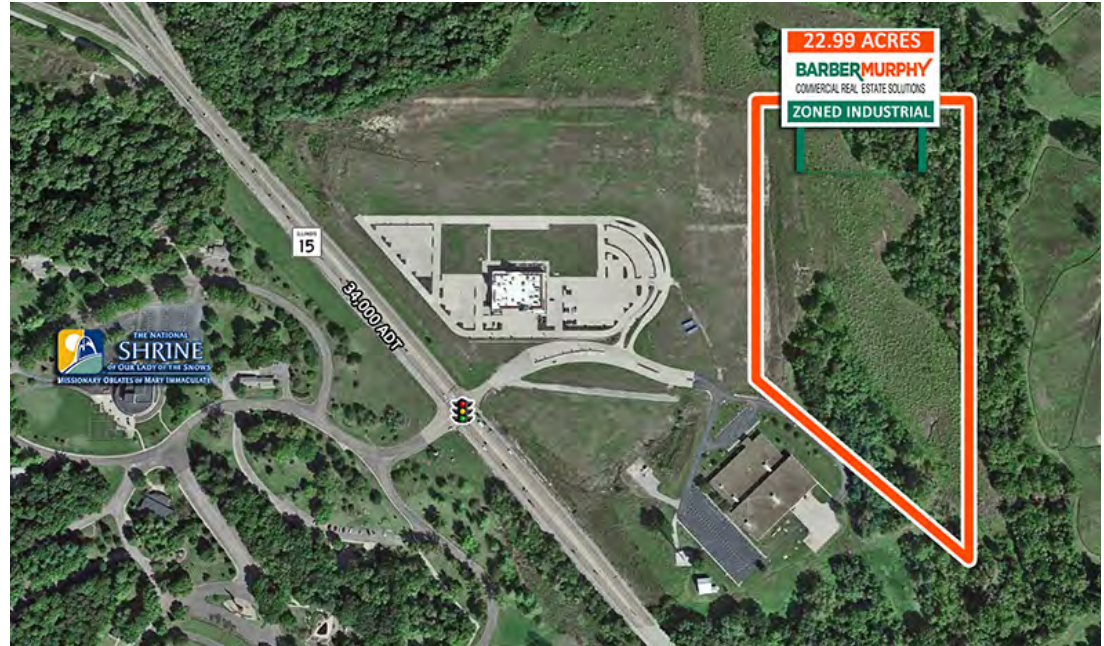
LISTING # 2807

LAND MEASUREMENTS

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

PROPERTY INFO

APN: 07-03.0-400-001
County: IL - St. Clair
Zoning: Industrial
Topography: Flat/Partially Wooded
Enterprise Zone: Yes
Survey: Yes



UTILITY INFO

Water Provider/Location: City Served, On Site
Sewer Provider/Location: City Served, On Site
Gas Provider/Location: Ameren IL, On Site
Electric Provider/Location: Ameren IL, On Site

SALE INFO :

Price / Acre: \$35,000

TRANSPORTATION

Interstate: I-255

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