

# 20+/- ACRE INDUSTRIAL SITE FOR SALE OR LEASE

Cut Street, Alton, IL 62002



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# AREA MAP & PROPERTY DESCRIPTION

CUT STREET, ALTON, IL 62002



## PROPERTY DESCRIPTION

20 acres zoned industrial, fenced and rocked lot. All utilities to the site. Adjacent to Norfolk Southern Rail. Incentives available. Site is located near the Mississippi River and the Melvin Price Locks & Dam. Minutes from the Clark Bridge leading to the Missouri side of the river.



Frontage: 292'  
Depth: 1.618'



Flat  
Topography



Interstate  
255



Adjacent  
Norfolk Southern



All Utilities to Site



Incentives  
Available

# LAND PROPERTY SUMMARY

CUT STREET

**LISTING #** 2806

## LOCATION DETAILS:

Parcel #: 23-1-08-18-00-000-019.003  
County: IL - Madison  
Zoning: Industrial

## PROPERTY OVERVIEW:

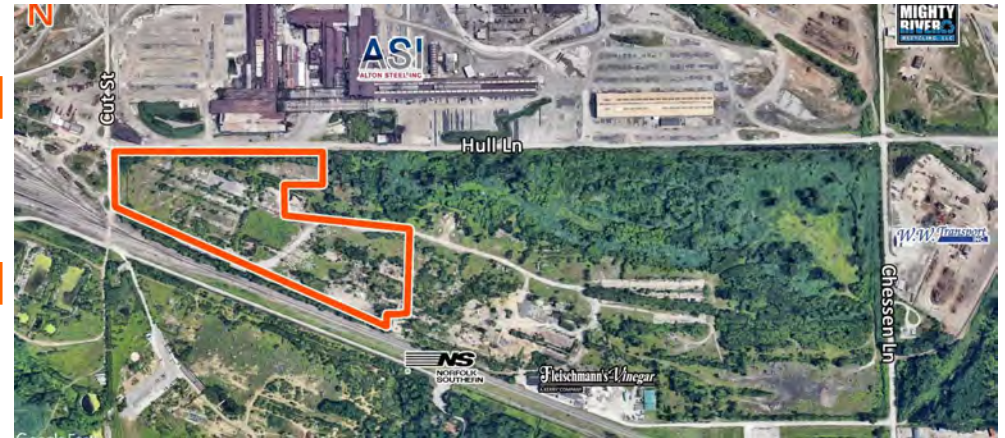
Lot Size: 20 Acres  
Min Divisible Acres: 20  
Max Contig Acres: 20  
Frontage: 292'  
Depth: 1,618'  
Land Status: Vacant  
Topography: Flat  
Archeological: No  
Environmental: No  
Survey: No

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

Interstate Access: I-255  
Rail Access: Adjacent  
Rail Line: Norfolk Southern



## SALE INFORMATION:

Sale Price: \$600,000  
Price / Acre: \$30,000  
\$/SF (Land): \$0.69  
Lease Rate: \$950/per acre/per month

## UTILITY INFO:

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

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