

LAND - FOR SALE/LEASE

3301 Missouri Ave, East St. Louis, IL 62207



BARBERMURPHY

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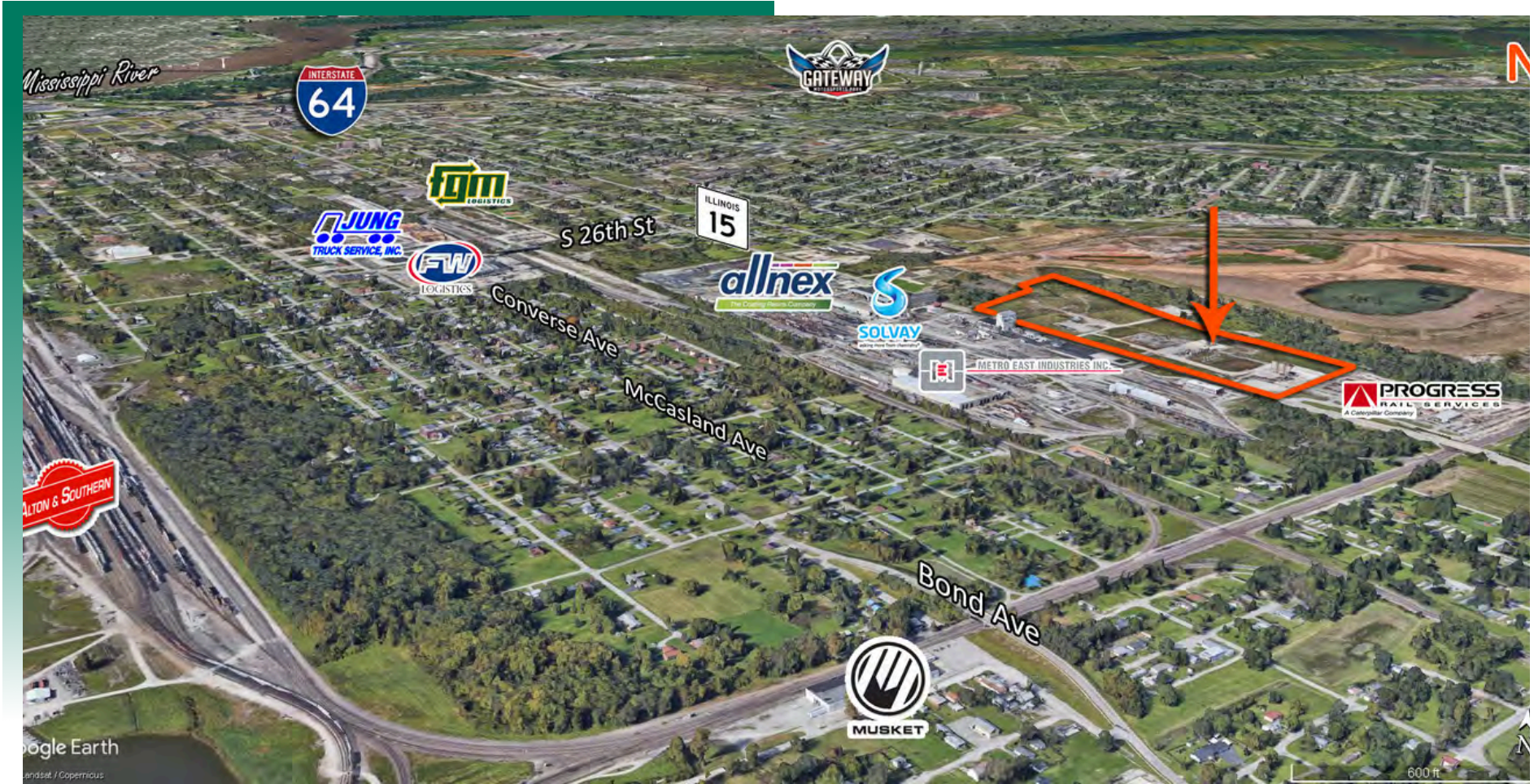
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AREA MAP

3301 Missouri Ave, East St. Louis, IL 62207



LOCATION OVERVIEW

Located on Missouri Ave. (IL Route 15) near multiple industrial facilities in East St. Louis. Convenient interstate access to I-255 (exit 17) 2.5 miles and 4.5 miles to I-64.

 <p>All utilities on site</p>	 <p>Frontage: 2,005' Depth: 658'</p>	 <p>I-255 / 2.5 Miles I-64 / 4.5 Miles</p>
 <p>Yes</p>	 <p>Flat</p>	 <p>EXIT 17</p>

LAND PROPERTY SUMMARY

#2817

3301 Missouri Ave, East St. Louis, IL 62207

SALE/LEASE INFORMATION:

Sale Price: \$950,000
Sale Price/Acre: \$27,307
Sale Price/SF: \$0.63
Lease Rate: \$750/per ac/per mo.

LAND MEASUREMENTS:

Acres: 34.79
Total Acres Available: 34.79
Min Divisible Available: 34.79
Frontage: 2,005 FT
Depth: 658 FT
Subdivide Site: No

PROPERTY INFORMATION:

Parcel No: Multiple
County: St. Clair
Zoning: M-2
TIF: Yes
ENTERPRISE Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$16,473
Tax Year: 2022
Topography: Flat
Traffic Count: 12,400



UTILITY INFORMATION:

Water Provider: Illinois American
Location: On Site
Sewer Provider: Metro East Sanitary
Location: On Site
Gas Provider: Ameren IL
Location: On Site
Electric Provider: Ameren IL
Location: On Site

TRANSPORTATION:

Interstate: I-255 / I-64
Rail: N/A
Barge: N/A

COMMENTS:

34.79 Acres Zoned M-2 (Heavy Manufacturing & Industrial).
Concrete pads/ truck scales, and all utilities to site. Site has 8' 3 strand barb wire fence.
Incentives available.
1.2 Miles to I-255 & 4.5 Miles to I-64



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