

INDUSTRIAL SITES FOR SALE

917 Plum St., Cahokia Heights, IL 62206



SALE PRICE: \$12,000/Acre

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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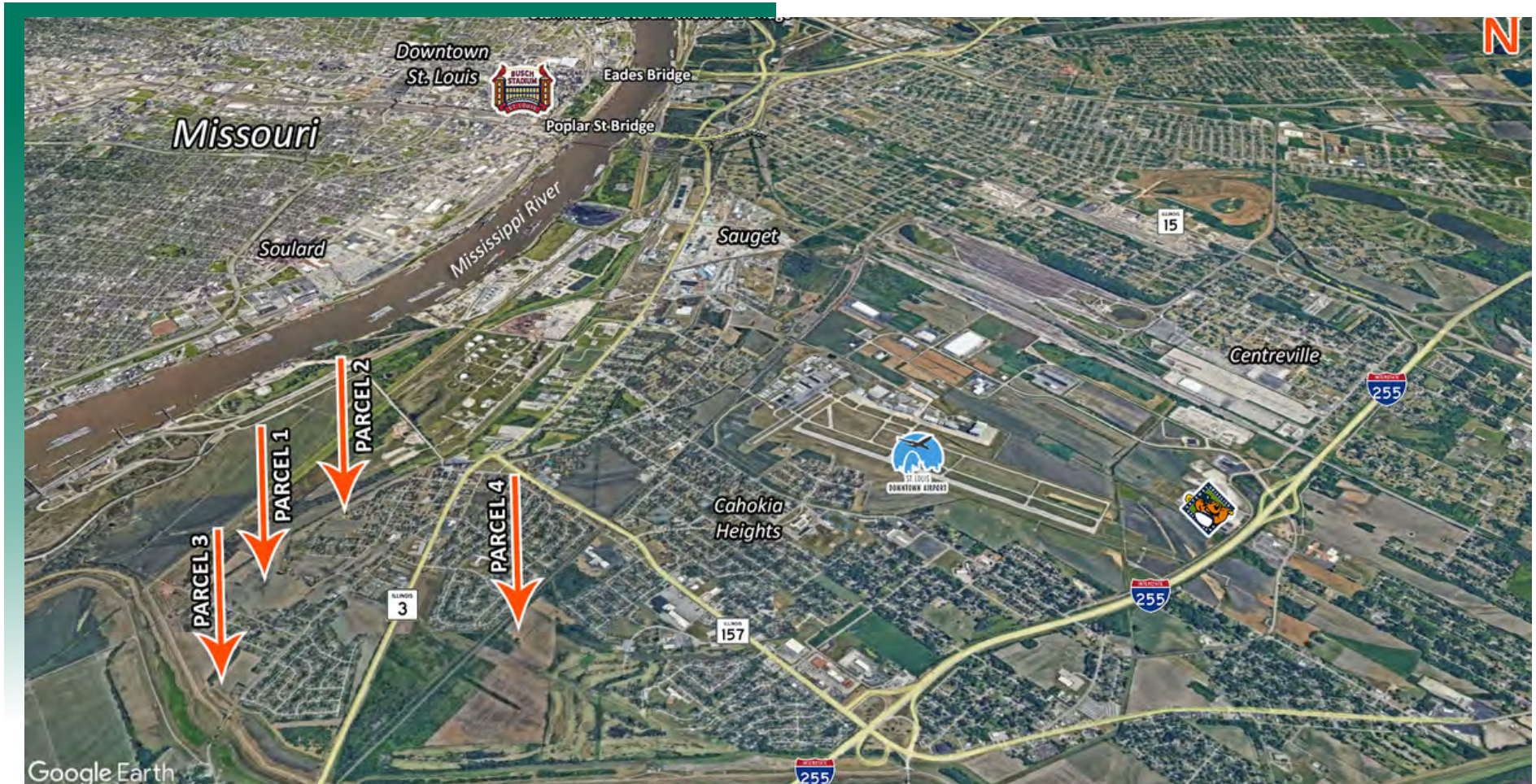
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AREA MAP

Cahokia Heights, IL



LOCATION OVERVIEW

Located in the Route 3 Industrial Corridor (Old Cahokia) on the protected (dry side) of the American Bottoms Industrial Levee System adjacent/near Multi-Modal Transportation Class 1 (river, road, rail, air, and pipeline) network and within a mile of Mississippi River Transload/Grain Facilities lies. Terminal Railroad bed is adjacent to the property with easy access to I-255 (2 miles), I-64, and I-70 (3.5 miles), only a few miles from Union Pacific Dupo Railyard and Alton & Southern, Sauget Railyard, and only minutes from St. Louis Downtown Airport.

IMAGES

Cahokia Heights, IL



In addition to the acreage the property includes:

- 1870s Restored Farm House
- 1800s Smokehouse
- Curved Roof Barn
- 3600 sq ft (50 x 72) Machine Shed with Repair Lift
- Repair Shop
- Buildings located on 4 Acres



LAND PROPERTY SUMMARY

Cahokia Heights, IL

#2818



COMMENTS:

Total of 79.76 revenue generating crop acres.

Family Farm, owned by the same family since the early 1800's.

Parcel ID's 06-04.0-400-017,013,019,018;; 06-03.0-300-006,007,003,004,005; 06-03.0-308-001; 06-09.0-200-009; 06-03.0-111-002; 06-03.0-112-003; 06-03.0-125-024; 06-03.0-417-003

LAND MEASUREMENTS:

Acres:	79.76 AC
Total Acres Available:	79.76 AC
Frontage:	Varies FT
Depth:	FT
Subdivide Site:	NO

UTILITY INFORMATION:

Water Provider:	City Served
Location:	On Site
Sewer Provider:	Septic
Location:	On Site
Gas Provider:	Propane
Location:	On Site
Electric Provider:	Ameren
Location:	On Site
Telecom Provider:	Ameritech
Location:	On Site

TRANSPORTATION:

Interstate:	I-255 (2 miles)
	I-64 & I-70 (3.5 miles)
Rail:	Terminal RR Bed - adjacent
Barge:	N/A
Airport:	St. Louis Downtown

PROPERTY INFORMATION:

Parcel No:	Numerous
County:	St. Clair
Zoning:	Industrial
Topography:	Level/Flat



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