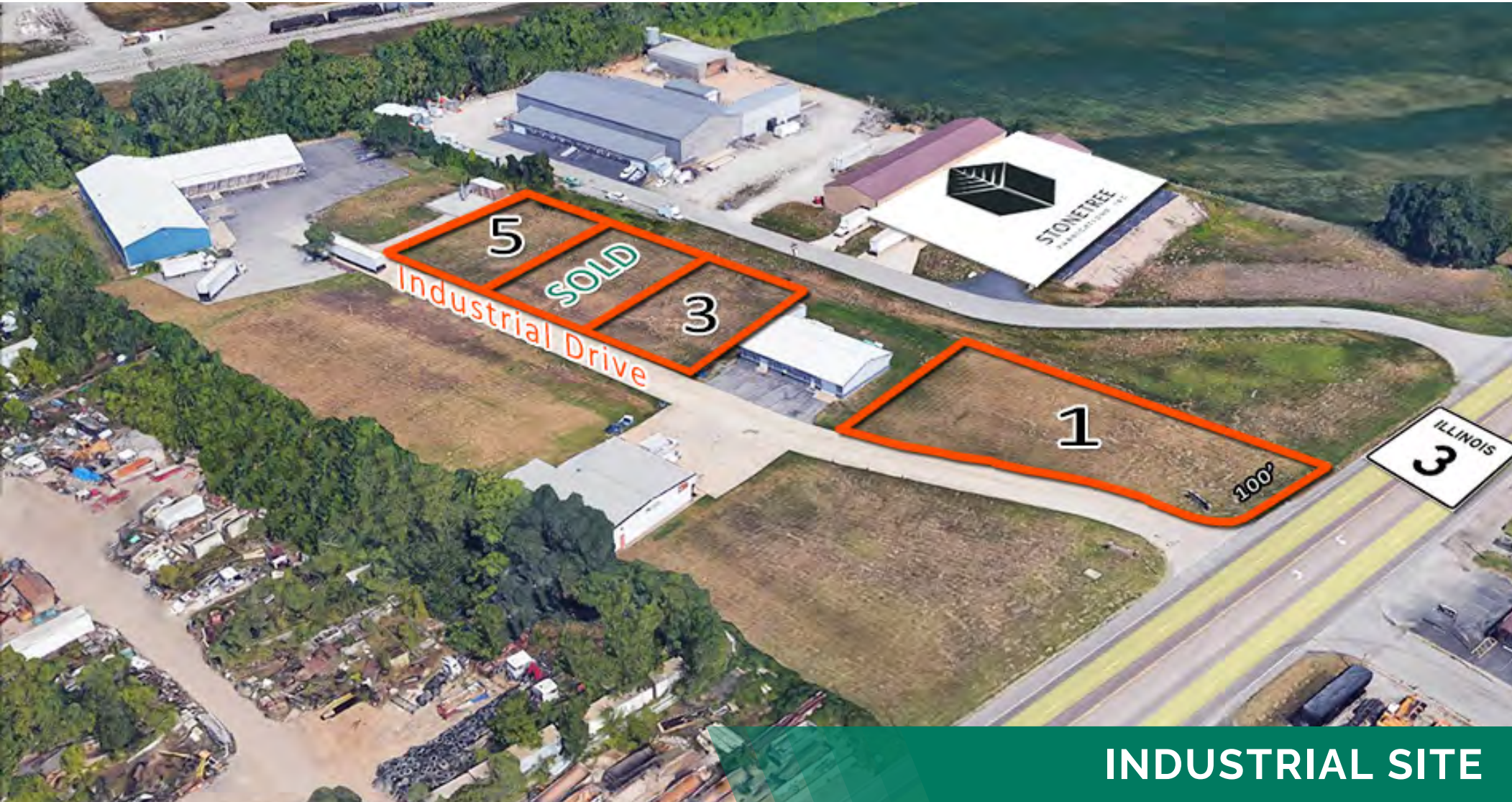


LAND FOR SALE

Industrial Dr. Cahokia Heights, Illinois 62206



INDUSTRIAL SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

LaRae Bigard
Broker Associate
Cell: (618) 553-6340
laraeb@barbermurphy.com



AREA MAP

Industrial Dr. Cahokia Heights, IL 62206



LOCATION OVERVIEW

Excellent Interstate and Airport access. Located less than 2 miles from Interstates I-255 & I-55. Minutes to Downtown St. Louis and STL airport.



STL Airport
14 miles



I-55 & I-255

LAND PROPERTY SUMMARY

Industrial Dr. Cahokia Heights, IL 62206

#2877

SALE INFORMATION:

Sale Price: YES
Sale Price/Acre: \$11,000-25,000
Sale Price/SF: -

LAND MEASUREMENTS:

Acres: 1.22 AC
Total Acres Available: 1.22 AC
Min Divisible Available: 0.32 AC
Frontage: 130-243 FT
Depth: 85-100 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 01-34.0-201-002,01-35.0-318-001;003
County: St. Clair
Zoning: B-2, Light Industrial
Zoning By: City of Cahokia
Prior Use: -
Traffic Count: 16,100
TIF: YES
ENTERPRISE Zone: YES
Foreign Trade Zone: NO
Survey: YES
Environmental: NO
Archaeological: NO
Property Tax: \$ Ranges
Tax Year: 2023
Topography: Flat



UTILITY INFORMATION:

Water Provider: City of Cahokia
Location: On-Site
Sewer Provider: N/A
Location: -
Gas Provider: Ameren
Location: On-Site
Electric Provider: Ameren
Location: On-Site
Telecom Provider: AT&T
Location: On-Site

TRANSPORTATION:

Interstate: 2 miles to I-255, 1.7 miles to I-55
Rail: N/A
Barge: N/A
Airport: 14 miles to Lambert International Airport

COMMENTS:

Property Taxes;
• Lot 1: \$200.16
• Lot 3: 252.66
• Lot 5: 63.22



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