

20 +/- ACRE INDUSTRIAL DEVELOPMENT SITE FOR SALE

464 West Pontoon Rd. Granite City, IL 62040



BARBERMURPHY

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AREA LOCATOR MAP

464 West Pontoon Rd. Granite City, IL 62040



LOCATION OVERVIEW

Located 2.5 Miles South of I-270, Exit 3. Adjacent to a Walmart Supercenter, Chevrolet Dealership, and Koetting Ford.



I-270

EXIT

Exit 3

PROPERTY BOUNDARY

464 West Pontoon Rd. Granite City, IL 62040



- Site Improved with Roadway, 5 Acre Rocked Staging area, retention and fence
- Located in a TIF District and Enterprise Zone- only 2.5 Miles South of I-270; Exit 3
- 4,000 SF Warehouse; 20x200, wood frame storage shed, Non-Insulated, Non-Heated, 16' Clear Span

LAND PROPERTY SUMMARY

#2887

464 West Pontoon Rd. Granite City, IL 62040

SALE INFORMATION:

Sale Price: \$1,500,000
Sale Price/Acre: \$75,113
Sale Price/SF: \$1.72

LAND MEASUREMENTS:

Acres: 19.97 AC
Total Acres Available: 19.97 AC
Min Divisible Available: -
Frontage: 500 FT
Depth: 1739 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 22-1-20-06-00-000-005.006/21-19-01-00-000-017
County: Madison
Zoning: M-1, Light Manufacturing
Prior Use: Trucking
Traffic Count: 15,400 Rte 3
TIF: YES
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$1,576.05
Tax Year: 2022
Topography: Flat



UTILITY INFORMATION:

Water Provider: Illinois American Water
Location: N of Pontoon Rd.
Sewer Provider: Metro East Sanitary
Location: On-Site
Gas Provider: Ameren Illinois
Location: 500' E on Pontoon Rd
Electric Provider: Ameren Illinois
Location: 500' E on Pontoon Rd
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: 2.5 Miles to I-270
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

All Utilities available



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