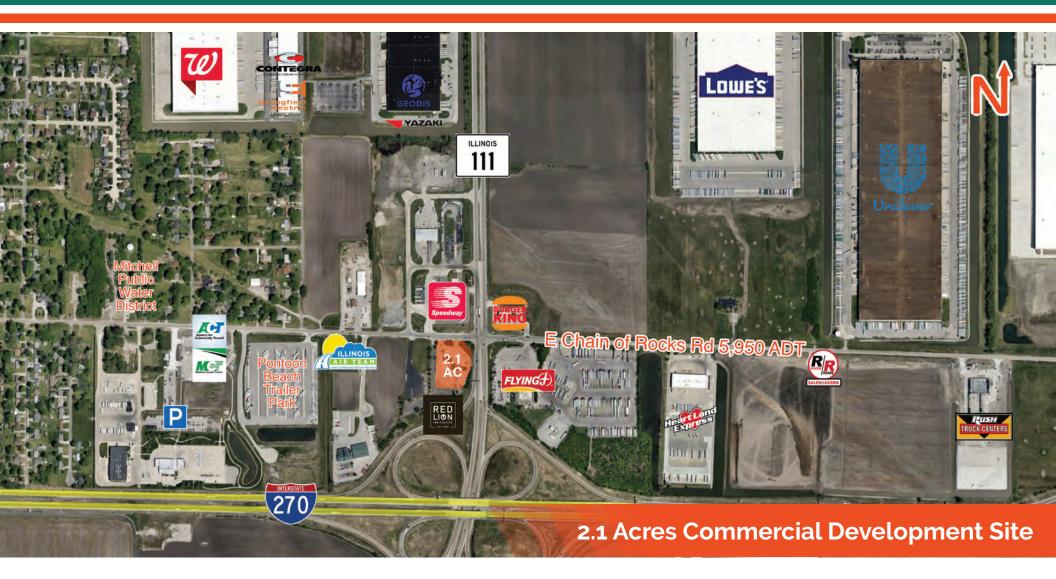
COMMERICAL SITE FOR SALE

1250 East Chain of Rocks Road, Pontoon Beach, IL 62040





COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Collin Fischer - CCIM Principal Cell: (618) 420-2376 Office: (618) 277-4400 (Ext. 20) collinf@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation

AREA MAP

1250 Chain of Rocks Road, Pontoon Beach, IL 62040



Commerce Center offers tenants convenience and a skilled workforce to go along with its state-of-the-art facilities. With more than 300 acres available for lease or sale, Gateway also boasts location within a TIF district and Enterprise Zone. The I-270 & I-255 circumferential loop provides access to the entire St. Louis Metropolitan area and connects with four major interstates (I-70, I-44, I-55, and I-64) that serve the Midwest and the nation.

LAND PROPERTY SUMMARY

1250 E CHAIN OF ROCKS RD

LISTING #	3022		
LOCATION DETAILS:		and the second s	
Parcel #:	18-1-14-35-00-000-004.001	the search	
County:	IL - Madison		
Zoning:	B-2 General Business	A A	
PROPERTY OVERVIEW:			
Lot Size:	2.18 Acres		
Min Divisible Acres:	2.18 Acres		
Max Contig Acres:	2.18 Acres	270	
Frontage:	250		
Depth:	350	Google Earth	
and Status:	Available	SALE INFORMATION:	
opography:	Flat		ÅC 15 000
rcheological:	No	Sale Price:	\$645,000
nvironmental:	No	Price / Acre:	\$295,872
urvey:	No	\$/SF (Land):	\$6.79
AX INCENTIVE ZONES:			
TIF District:	No	UTILITY INFO:	
Enterprise Zene:	No	Water Provider:	Pontoon Beach
interprise Zone:	NU	Water Location:	Chain of Rocks
Opportunity Zone:	No	Sewer Provider:	Madison County SS
Foreign Trade Zone:	No	Sewer Location:	Chain of ROcks
RANSPORTATION:		Gas Provider:	Ameren
	1.070	Gas Location:	Chain of Rocks
nterstate Access:	I-270 St. Louis Downtown Airport	Electric Provider:	Ameren
Airport Access:	St. Louis Downtown Airport	Electric Location:	Site
		PROPERTY DESCRIPTION	ON [.]

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13000 \$13,069.00 Taxes: Tax Year: 2023

PROPERTY DESCRIPTION:

2+ AC site at the intersection of IL-111 and I-270 (Exit 6B) at one of the main entrances to the 2,300 AC Gateway Commerce Center. Visibility to 50,000+ ADT on I-270

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Boulevard Shiloh, IL 62269 618-277-4400 BARBERMURPHY.COM

COLLIN FISCHER, CCIM Principal 0: (618) 277-4400

C: (618) 420-2376 collinf@barbermurphy.com