

2.1 ACRE COMMERCIAL DEVELOPMENT SITE

1250 E Chain of Rocks Rd., Pontoon Beach, IL 62040



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GATEWAY COMMERCE CENTER

AMAZON
ANHEUSER BUSCH
CUSTOMIZED DISTRIBUTION
SERVICES, INC. (DIAL)
D.B. SCHENKER
FEDEX
GEODIS
OHL
P&G

PHILLIPS 66
SADDLE CREEK LOGISTICS SERVICE
SAVE-A-LOT
THE HERSHEY COMPANY
UNILEVER
UTI INTEGRATED LOGISTICS, INC.
WALGREENS
WORLD WIDE TECHNOLOGY

LAKEVIEW COMMERCE CENTER

AMAZON
FEDEX
J.F. ELECTRIC, INC.
SPECTRUM BRANDS
WORLD WIDE TECHNOLOGY

GATEWAY TRADEPORT

AMAZON
IMC OUTDOOR LIVING
LKQ CORP (KEYSTONE AUTOMOTIVE)
MAJOR CUSTOM ASSEMBLIES
MYGRANT GLASS
QPSI
SPECTRUM BRANDS

GATEWAY COMMERCE CENTER

Gateway Commerce Center is located in Madison County, Illinois just 16 miles from the downtown Central Business District. Home to major companies like Amazon, Spectrum Brands, Hershey, Procter & Gamble and World Wide Technology, Gateway 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:

Parcel #: 18-1-14-35-00-000-004.001
County: IL - Madison
Zoning: B-2 General Business

PROPERTY OVERVIEW:

Lot Size: 2.18 Acres
Min Divisible Acres: 2.18 Acres
Max Contig Acres: 2.18 Acres
Frontage: 250
Depth: 350
Land Status: Available
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-270
Airport Access: St. Louis Downtown Airport

DEMOGRAPHICS/FINANCIAL INFO:

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



SALE INFORMATION:

Sale Price: \$599,000
Price / Acre: \$274,771
\$/SF (Land): \$6.31

UTILITY INFO:

Water Provider: Pontoon Beach
Water Location: Chain of Rocks
Sewer Provider: Madison County SS
Sewer Location: Chain of Rocks
Gas Provider: Ameren
Gas Location: Chain of Rocks
Electric Provider: Ameren
Electric Location: Site

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