

12 ACRE DEVELOPMENT SITE - ENTERPRISE ZONE

1540 E Chain of Rocks Rd., Granite City, IL 62040



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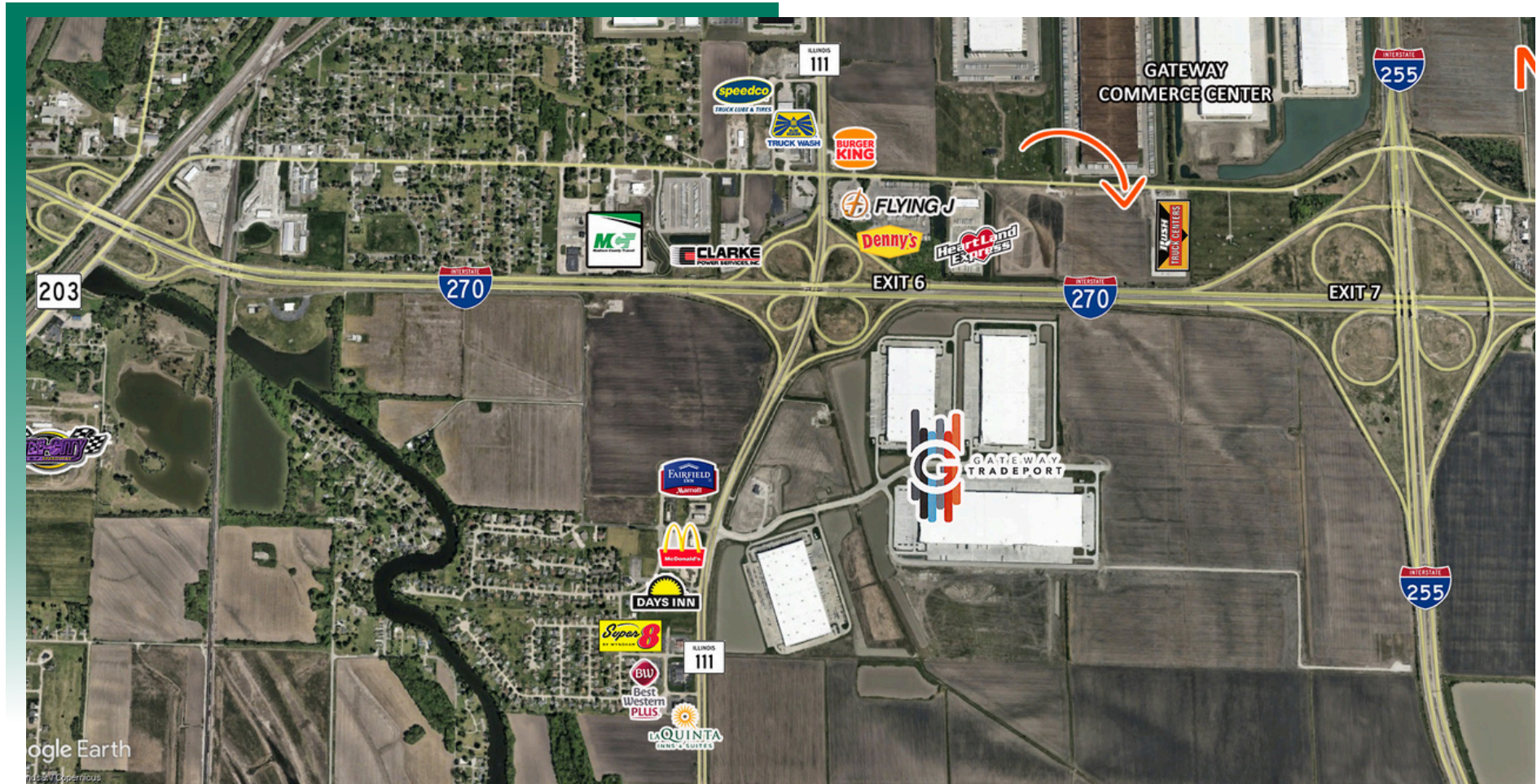
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

1540 E Chain of Rocks Rd., Granite City, IL



LOCATION OVERVIEW

Located in Gateway Commerce Center, the premier 2,300 acre master planned industrial park in the St. Louis Metropolitan region. This site is situated between the East Chain of Rocks Road and Interstate 270. East Chain of Rocks Road is a frontage road and home to River Roads Sales & Leasing, Rush Truck Centers and other service providers to the parks logistics and distribution users. With 52,400 vehicles per day passing along I-270 this site is ideal for businesses needing high visibility.



FRONTAGE: 800'
DEPTH: 1,000'



I-270 / I-255



UTILITIES
ON SITE

EXIT

EXITS
6 AND 7



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

LAND PROPERTY SUMMARY

1540 EAST CHAIN OF ROCKS ROAD

LISTING # 3076

LOCATION DETAILS:

Parcel #: 18-1-14-36-00-000-001.002
County: IL - Madison
Zoning: Industrial

PROPERTY OVERVIEW:

Lot Size: 12.0 Acres
Min Divisible Acres: 12
Max Contig Acres: 12
Frontage: 800'
Depth: 1000'
Topography: Flat
Archeological: No
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-270 & I-255

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 52,400
Taxes: \$488.49
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$1,698,840
Price / Acre: \$141,570
\$/SF (Land): \$3.25

UTILITY INFO:

Water Provider: IL American Water
Water Location: On-Site
Sewer Provider: Madison County Sewer Special Service Area #1
Sewer Location: On-Site
Gas Provider: Ameren
Gas Location: On-Site
Electric Provider: Ameren
Electric Location: On-Site

PROPERTY DESCRIPTION:

This is a development ready 12 acre site available for sale or build-to-suit. Located in the Gateway Enterprise Zone with 10 year tax abatement. All utilities are to the site.