

# FOR LEASE

550 Water Street  
Chester, IL 62233



**24+ ACRES WITH 5,200 LINEAR FEET OF RIVER FRONT**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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.

# PROPERTY PHOTOS

550 Water St., Chester, IL

9.3 ACRES - USABLE GROUND



DOCK



The property was formerly operated as a barge port. It offers two permitted docs and a permitted railroad crossing along with rail access served by Union Pacific. Optimal for bulk loading and unloading operations.

Docks and fleeting areas are outside of the main river channel but still have enough depth for commercial use.

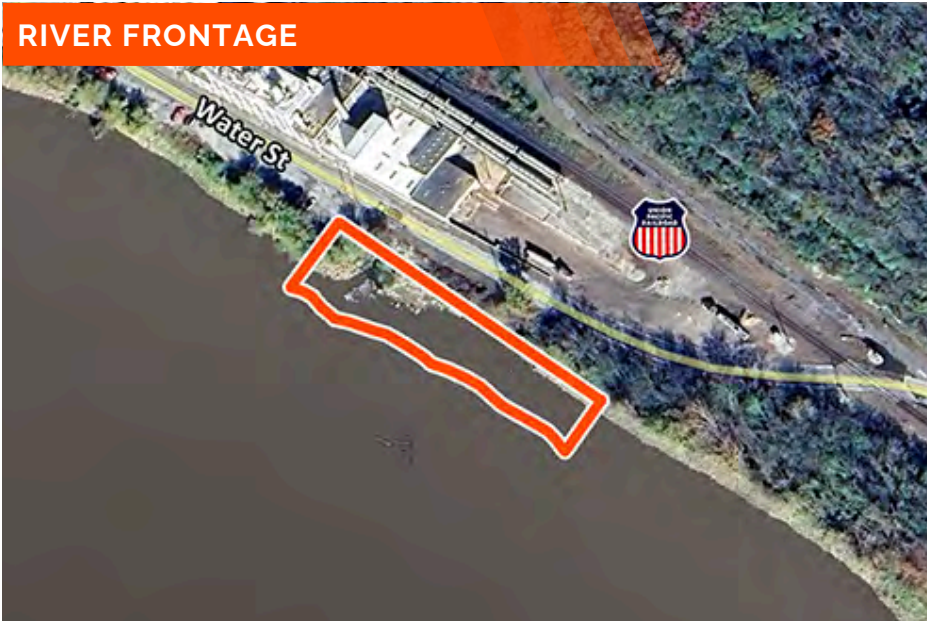
Water depth 6'-14' shore to center of river.

**LEASE RATE: \$2,000 PER ACRE PER MONTH**

# PROPERTY PHOTOS

550 Water St., Chester, IL

RIVER FRONTAGE



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RIVER FRONTAGE



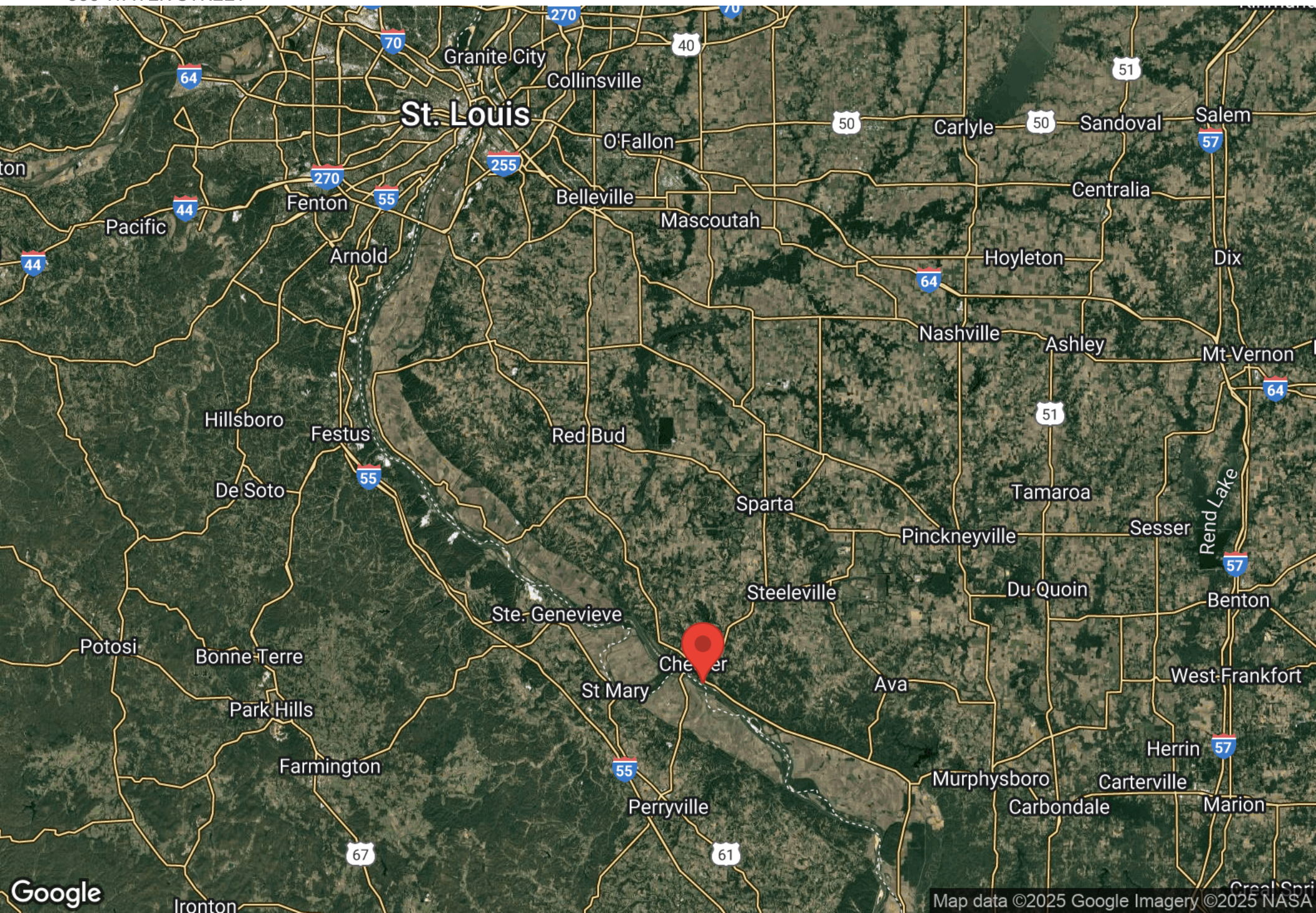
River frontage totaling 5,200 linear feet.

This property is located at mile marker 108 on the Mississippi River in Chester, IL off Water St with easy access to IL Route 3.

**LEASE RATE: \$30 A LINEAL FOOT FOR RIPARIAN RIGHTS**

## REGIONAL MAP

550 WATER STREET



# LAND PROPERTY SUMMARY

550 WATER STREET

**LISTING #** 3157

## LOCATION DETAILS:

**Parcel #:** 18-30-451-001, 18-30-328-004 & 18-30-327-015  
**County:** IL - Randolph  
**Zoning:** Improved Commercial

## LEASE INFORMATION:

**Lease Rate:** \$2,000 per acre per month and/or \$30 a lineal foot for riparian rights of river frontage

## PROPERTY OVERVIEW:

**Lot Size:** 24.60 Acres  
**Min Divisible Acres:** 9.3  
**Max Contig Acres:** 24.6  
**Frontage:** 5200'  
**Depth:** 327'  
**Topography:** Sloping, Flat, Gently Sloping  
**Archeological:** No  
**Environmental:** Yes  
**Survey:** Yes

## DEMOGRAPHICS/FINANCIAL INFO:

**Taxes:** \$2,013.10  
**Tax Year:** 2024

## TRANSPORTATION:

**Interstate Access:** I-55  
**Rail Access:** Adjacent  
**Rail Line:** Union Pacific

## PROPERTY DESCRIPTION

The Mississippi River is a vital commercial waterway, with barges constantly navigating its waters carrying a staggering amount of cargo. Barges are essential for transporting bulk commodities like grains, coal, petroleum products, and construction materials. The ability of barges to transport such immense quantities of goods is a game-changer for logistics and supply chains. Moving cargo by water is also incredibly fuel-efficient and environmentally friendly compared to rail or road transportation. One gallon of fuel can move one ton of cargo 514 miles by barge, versus just 59 miles by rail and 202 miles by truck.

## UTILITY INFO:

**Water Provider:** City of Chester  
**Water Location:** On-Site  
**Sewer Provider:** City of Chester  
**Sewer Location:** On-Site  
**Gas Provider:** City of Chester  
**Gas Location:** On-Site  
**Electric Provider:** Ameren  
**Electric Location:** On-Site

## INCENTIVES

Economic Development Programs & Incentives  
City of Chester, IL Mayors Office - Business Incentive Package  
618-826-5114

The following incentives could be available for this property:

- Natural Gas Tap Fee Waiver
- Building Permit Fee Waiver
- Property Tax Abatement
- Enterprise Zone App Fee Pickup (up to \$250)
- Monroe-Randolph Enterprise Zone
- Sales Tax Exemption
- Investment Tax Credit



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