8.13 Acre Industrial Site for Sale

Access Blvd., Madison, IL 62060



BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 <u>barbermurphy.com</u> James Leopold - CCIM C: 618.581.1702 JamesL@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.



8.13 Acre Industrial Site. Only Parcel for sale left inside the Port District. Located in an Enterprise Zone and TIF District. Site in only 5 miles to Downtown St. Louis.

Sale Price: \$350,000 (\$43,000/Acre)

*Broker has ownership interest



BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

Listing No:	2419	Total Acres A Min Divisible
Land		LAND MEAS
Industrial		Acres: Frontage: Depth:
Access Boulevard Madison, IL 62060		Subdivide Site:
		Interstate:
SALE INFORMA	TION:	Rail:
For Sale	Yes	Barge:

For Sale:	Yes
Sale Price:	\$350,000
Sale Price/Acre:	\$43,000
Sale Price/SF:	

LEASE INFORMATION:				
For Lease:	No			
Lease Rate:				
Lease Term:				

Comments

8.13 Acres located at IL Route 3 and Bissell Street entrance. Adjacent to Foreign Trade Zone 31 Warehouse and America's Central Port. Minutes to I-55/70, I-64, I-44 and St. Louis MO. Prime Warehouse-Trucking Location.

Acres Available:	
ivisible Acres:	

8.13

LAND MEASUREMENTS:			
Acres:	8.13		
Frontage:	1,320 FT		
Depth:	268 FT		
Subdivide Site:	Negotiable		

TRANSPORTATION :				
Interstate:	I-55/70, I-64			
Rail:	Terminal RR			
Barge:	Near By- Americas Central Port			
Airport:				



Parcel No:	21-1-19-26-00-000-001.005	TIF:	No	Property Tax:	\$2,414.00
County:	Madison	Enterprise Zone:	Yes	Tax Year:	2017
Zoning:	Industrial	Survey:	No		
Zoning By:	Madison	Environmental:	No	Traffic Count	:
Complex:		Archaeological:	No	Topography:	Flat
UTILITY INFO	RMATION				
Water Provider:	Illinois American	Service:	Loca	tion:	Adjacent to Site
Sewer Provider:	Granite City Regional Waste	Service:	Loca	tion:	Adjacent to Site

Sewer Provider:	Granite City Regional Waste	Service:	Location:	Adjacent to Site
Gas Provider:	Ameren Illinois	Service:	Location:	Adjacent to Site
Electric Provider:	Ameren Illinois	Service:	Location:	Adjacent to Site
Telecom Provider:		Service:	Location:	

Listing Broker(s)

James Leopold CCIM, SIOR Office: (618) 277-4400 jamesl@barbermurphy.com Cell: +1 6185811702

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.