

# 8.13 Acre Industrial Site for Sale

Access Blvd., Madison, IL 62060



**BARBERMURPHY**

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## PROPERTY SUMMARY

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**

**Listing No:** 2419**Total Acres Available:** 8.13**Min Divisible Acres:****Land****Industrial****Access Boulevard  
Madison, IL 62060****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:**

**SALE INFORMATION:**

**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.

**PROPERTY INFORMATION:**

**Parcel No:** 21-1-19-26-00-000-001.005  
**County:** Madison  
**Zoning:** Industrial  
**Zoning By:** Madison  
**Complex:**

**TIF:** No  
**Enterprise Zone:** Yes  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$2,414.00  
**Tax Year:** 2017  
**Traffic Count:**  
**Topography:** Flat

**UTILITY INFORMATION**

**Water Provider:** Illinois American  
**Sewer Provider:** Granite City Regional Waste  
**Gas Provider:** Ameren Illinois  
**Electric Provider:** Ameren Illinois  
**Telecom Provider:**

**Service:** Location: Adjacent to Site  
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**Listing Broker(s)**

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