

Build-To-Suit

813 North Bluff Rd. Collinsville, IL 62234



0.8 Acres
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
Commercial Site

0.8 ACRE SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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PROPERTY PHOTOS

813 North Bluff Rd. Collinsville, IL 62234



LAND PROPERTY SUMMARY

#1865

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LEASE INFORMATION:

Lease Rate: Build To Suit
Lease Type: Contact Broker
Net Charges:

LAND MEASUREMENTS:

Acres: 0.80 AC
Total Acres Available: 0.80 AC
Min Divisible Available: 0.8 AC
Frontage: 181 FT
Depth: 234 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 13-2-21-20-00-000-062
County: Madison
Zoning: BP-3 Planned Bus
Prior Use: -
Traffic Count:
TIF: NO
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: YES
Environmental: YES
Archaeological: NO
Property Tax: \$2,366.36
Tax Year: 2022
Topography: Flat



UTILITY INFORMATION:

Water Provider: City of Collinsville
Location: On-Site
Sewer Provider: City of Collinsville
Location: On-Site
Gas Provider: Ameren IL
Location: On-Site
Electric Provider: Southwestern Electric
Co-Operation
Location: On-Site
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: I-55/70 & I-255
Rail: N/A
Barge: N/A
Airport: St. Louis Lambert
International

COMMENTS:

0.8 AC parcel available for build to suit. Located just off IL-157 (17,400 ADT) with 181' of frontage. Quick access to I-55/70 and I-255. 25 minutes from downtown St. Louis.



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