

**FOR  
SALE**

# 75.7 Acre Industrial Site with Rail

6851 Forest Blvd., East St. Louis, IL 62204



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

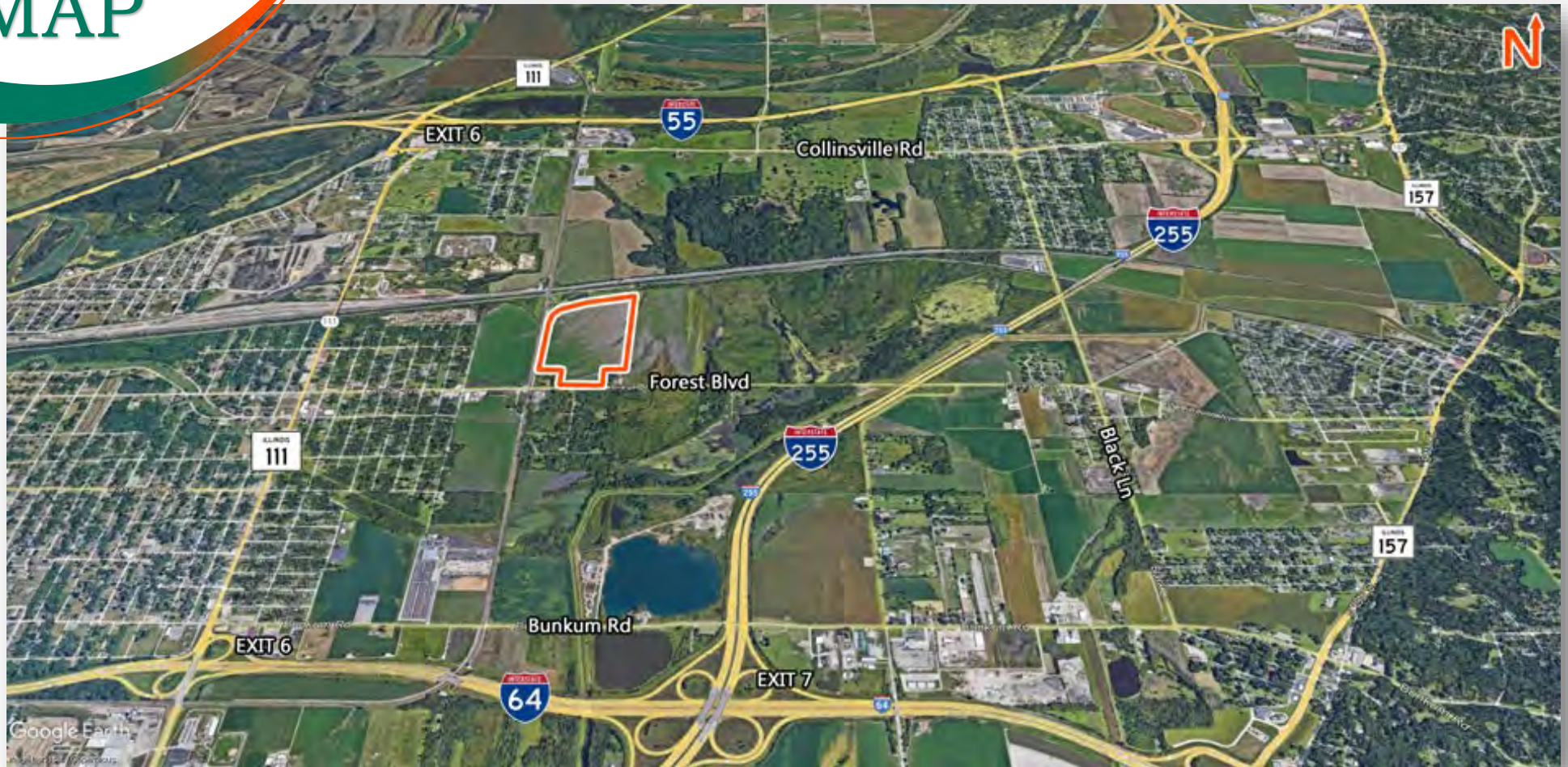
Wayne Barber Jr. - SIOR  
C: 618.593.4000  
[Wayne@barbermurphy.com](mailto:Wayne@barbermurphy.com)

**SALE PRICE: \$17,500/Acre**



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



## PROPERTY SUMMARY

- 75.7 Acre Industrial Development Site – All Utilities Available
- Adjacent to Alton & Southern RR
- Located 1 Mile East of IL Route 111, 3.5 Miles North of I-64; 3.7 Miles South of I-55
- Located in a TIF District and Enterprise Zone

**Listing No:** 1956**Total Acres Available:** 75.70  
**Min Divisible Acres:** 75.70**Land****LAND MEASUREMENTS:****Acres:** 75.70  
**Frontage:** 770 FT  
**Depth:** 1,770 FT  
**Subdivide Site:** No**Industrial Site**6851 Forest Boulevard  
East St. Louis, IL 62204**TRANSPORTATION :****Interstate:** I-255, I-64, I-55  
**Rail:** Alton Southern & CSX  
**Barge:** No  
**Airport:** No**SALE INFORMATION:****For Sale:** Yes  
**Sale Price:** \$1,324,750  
**Sale Price/Acre:** \$17,500/Acre  
**Sale Price/SF:****PROPERTY INFORMATION:**

|                                    |                             |                                   |
|------------------------------------|-----------------------------|-----------------------------------|
| <b>Parcel No:</b> 02-10.0-200-010  | <b>TIF:</b> Yes             | <b>Property Tax:</b> \$2,756.00   |
| <b>County:</b> St. Clair           | <b>Enterprise Zone:</b> Yes | <b>Tax Year:</b> 2021             |
| <b>Zoning:</b> Industrial          | <b>Survey:</b> No           |                                   |
| <b>Zoning By:</b> St. Clair County | <b>Environmental:</b> No    | <b>Traffic Count:</b>             |
| <b>Complex:</b>                    | <b>Archaeological:</b> No   | <b>Topography:</b> Flat, Tillable |

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

75 Acre Industrial Development Site adjacent to Alton &amp; Southern RR with all Utilities available. Located 1 Mile east of IL Route 111, 3.5 Miles North of I-64; 3.7 Miles South of I-55.

**UTILITY INFORMATION**

|   |                 |                                   |
|---|-----------------|-----------------------------------|
| <b>Water Provider:</b> IL American        | <b>Service:</b> | <b>Location:</b> Forest Boulevard |
| <b>Sewer Provider:</b> Metro East         | <b>Service:</b> | <b>Location:</b> Forest Boulevard |
| <b>Gas Provider:</b> Ameren Illinois      | <b>Service:</b> | <b>Location:</b> Forest Boulevard |
| <b>Electric Provider:</b> Ameren Illinois | <b>Service:</b> | <b>Location:</b> Forest Boulevard |
| <b>Telecom Provider:</b>                  | <b>Service:</b> | <b>Location:</b>                  |

**Listing Broker(s)**Wayne Barber, Jr. SIOR  
Office: 618-277-4400  
Wayne@barbermurphy.com  
Cell: 618-593-4000