

For Sale > Industrial Lots



Lot 1: 0.58 Acres - \$50,000

Lots 3, 4, 5: 0.32 Acres Each - \$22,000 per Lot

Lot 8: 0.73 Acres - SOLD



COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Blvd.

Shiloh, IL 62269

Office (618) 277-4400

Fax (618) 277-4407

www.barbermurphy.com

Joe Hardin

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Industrial Park, Cahokia, IL 62206

- ❖ Located in the Cahokia Office/Warehouse Parque
- ❖ Lot 1 fronts IL Route 3 with 15,800 ADT
- ❖ 3 Miles to Downtown St. Louis
- ❖ Zoned Light Industrial, Located in a TIF Zone

Individual Memberships



Individual Memberships



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.

St. Louis

Poplar Street Bridge

ILLINOIS
3



Jerome Ln

PLAT BOOK "88" page 59.

CAHOKIA OFFICE - WAREHOUSE PARQUE

BING A SUBDIVISION OF PART OF LOT 184 OF THE 3RD SUBD. OF THE CAHOKIA COMMONS
BEING A VILLAGE OF CAHOKIA, ST. CLAIR COUNTY, ILLINOIS

Reduced
1" = 50'

SCALE 1" = 40'

NOTE: HIGH PDS SET AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE

LOT 185
CAHOKIA POLICE RESERVANT ASSOCIATION - OWNER



google earth

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Land 0.58 Acres

Lot 1 Industrial Drive (IL Rte. 3)
Cahokia, IL 62206

SALE INFORMATION

For Sale: Yes
Sale Price: \$50,000
Sale Price/Acre:
Sale Price/SF: \$1.98
Land Lease: No
Lease Rate:
Subdivide Site: No
Topography: Level



PROPERTY INFORMATION

File No: 471-1	Frontage: 149 FT	Depth: 140 FT
Parcel No: 01-35.0-318-003	Survey: Yes	Archeological: No
County: Saint Clair	Environmental: Yes	Traffic Count: 15,800 ADT
Zoning: Lt. Industrial	Property Tax:	Rail Provider:
Zoning By: Cahokia	TIF: Yes	Tax Year:
Complex: Cahokia Office Warehouse Parque		Enterprise Zone:
Acres: 0.58		

UTILITY INFORMATION

Water Provider: City of Cahokia	Service:	Location: Site
Sewer Provider: None	Service:	Location:
Gas Provider: None	Service:	Location:
Electric Provider: Ameren	Service:	Location: Site
Telecom Provider: AT&T	Service:	Location: Site

COMMENTS

4 Lots for sale in the Cahokia Office Warehouse Parque. Lots 3,4 & 5 are 14,020 sf each - \$22,000 per lot: Lot 1 - 25,225 sf, frontage on Rte 3, \$50,000. Zoned Light Industrial, Cahokia TIF District. Minutes from Downtown St. Louis, Downtown Parks Airport, all major interstates. Metal buildings allowed.

Listing Broker(s)

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Land 0.96 Acres

Lots 3,4,5 Industrial Drive (IL Rte. 3)
Cahokia, IL 62206

SALE INFORMATION

For Sale: Yes
Sale Price: \$66,000
Sale Price/Acre: \$68,750.00
Sale Price/SF: \$1.57
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: Level



PROPERTY INFORMATION

File No: 471-1	Frontage: 300 FT	Depth: 140 FT
Parcel No: 01-34.0-201-002,003 01-35.0-318-001	Survey: Yes	Archeological: No
County: Saint Clair	Environmental: Yes	Traffic Count: 15,800 ADT
Zoning: Lt. Industrial	Property Tax:	Rail Provider:
Zoning By: City of Cahokia	TIF: Yes	Tax Year:
Complex: Cahokia Office Warehouse Parque		Enterprise Zone:
Acres: 0.96		

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