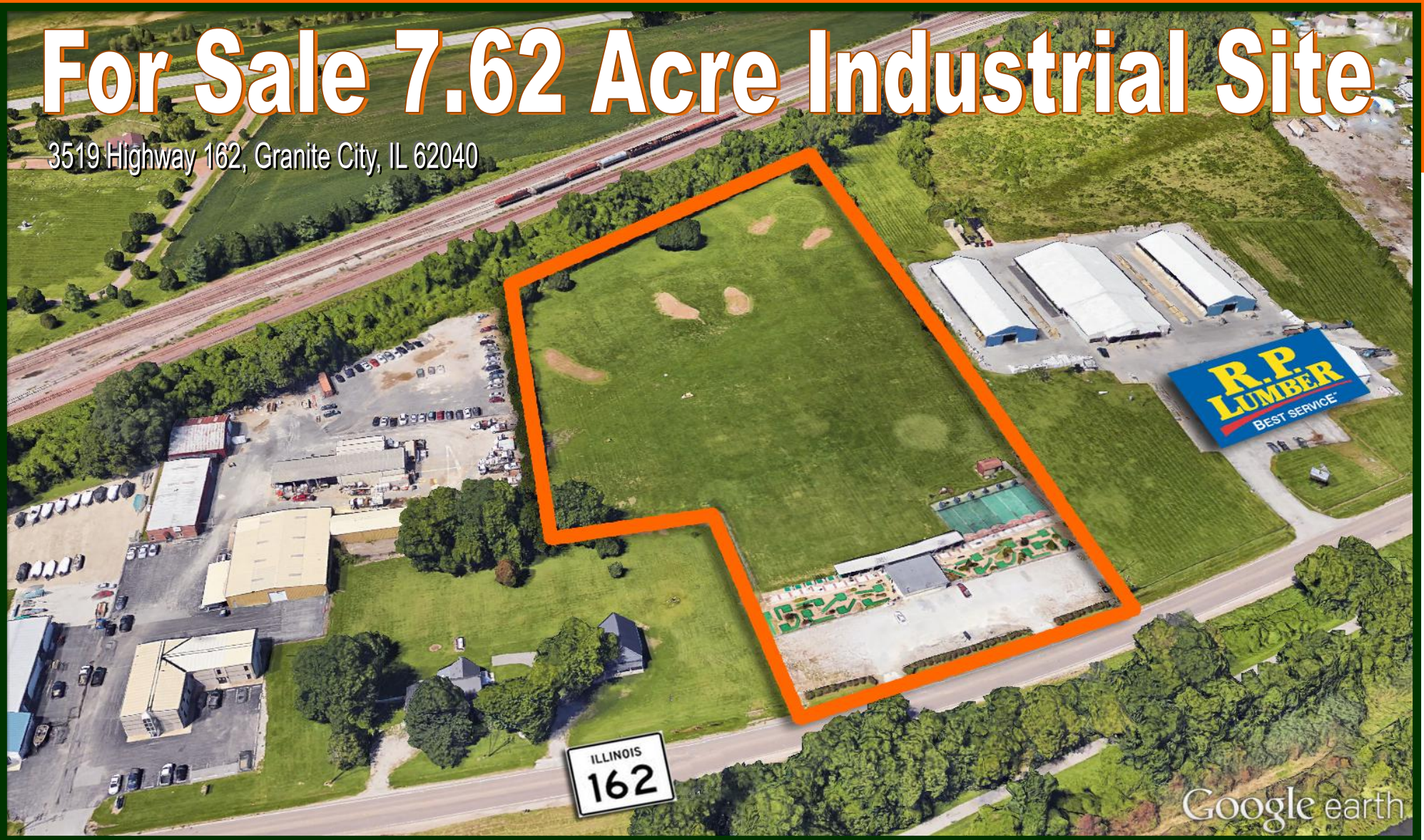


# For Sale 7.62 Acre Industrial Site

3519 Highway 162, Granite City, IL 62040



- 7.62 Acre Industrial Site with 318' of Frontage on Highway 162 with 13,200 ADT
- Centrally located among several major interstates
  - Only 4 miles from I-255 at exit 26
- Industrial Lighting and Fencing covers property
- 1,000 SF Building with 2 restrooms

## Sale: \$269,000

1173 Fortune Blvd.

Shiloh, IL 62269

Office (618) 277-4400

Fax (618) 277-4407

Tony Smallmon

C: 618.407.4240

Wayne Barber Jr., SIOR

C: 618.593.4000

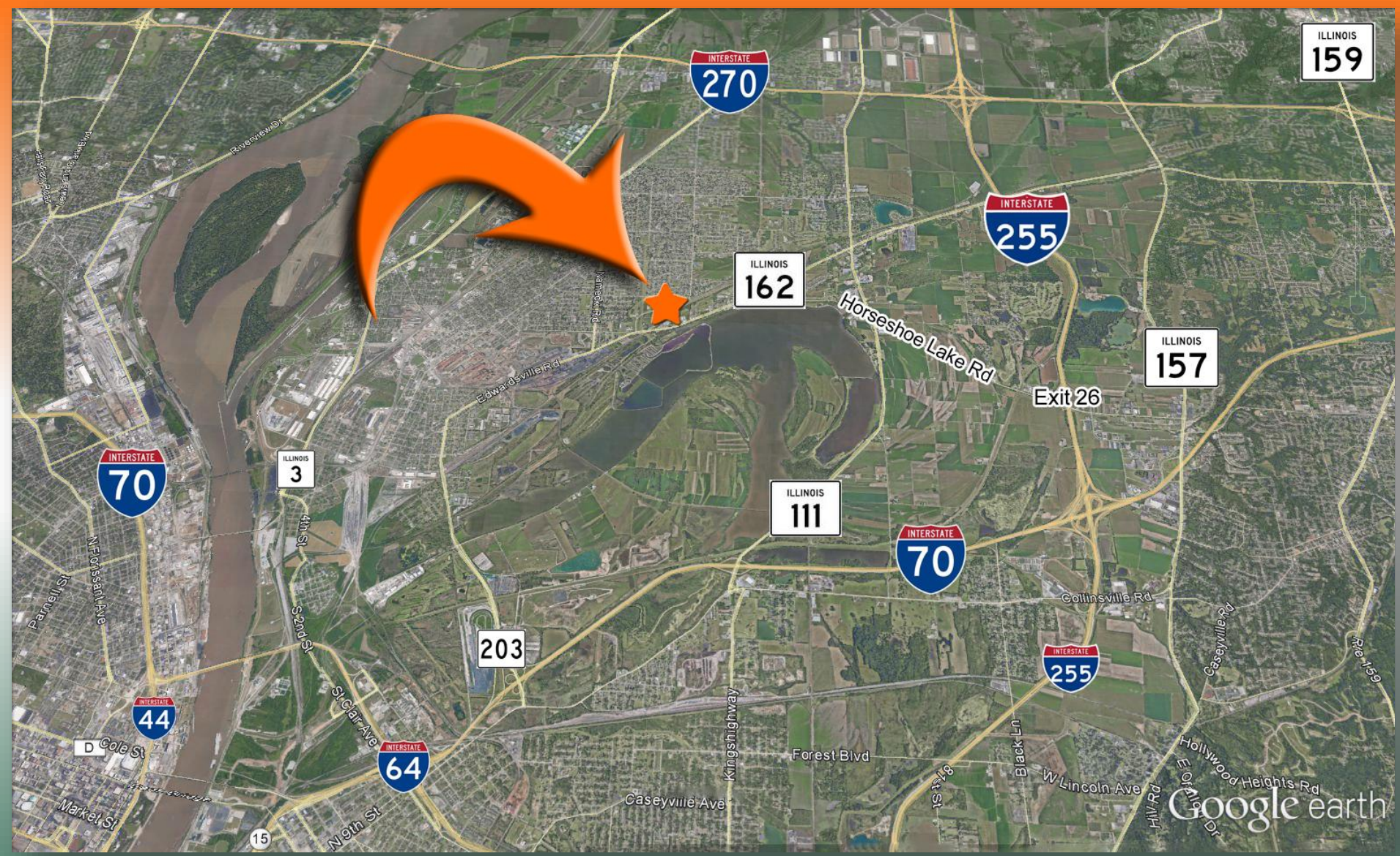
[www.barbermurphy.com](http://www.barbermurphy.com) [TonyS@barbermurphy.com](mailto:TonyS@barbermurphy.com) [Wayne@barbermurphy.com](mailto:Wayne@barbermurphy.com)

**BARBERMurphy**  
GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

Individual Memberships  
**CCIM**  
Individual Memberships  
SIOR Society of Industrial and Office REALTORS

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.



ILLINOIS  
159

INTERSTATE  
270

INTERSTATE  
255

ILLINOIS  
162

ILLINOIS  
157

INTERSTATE  
70

ILLINOIS  
3

ILLINOIS  
111

INTERSTATE  
70

203

INTERSTATE  
255

INTERSTATE  
44

INTERSTATE  
64

15

Google earth

# BARBERMurphy GROUP

COMMERCIAL - INDUSTRIAL - INVESTMENT PROPERTIES

1173 Fortune Boulevard, Shiloh, IL 62269 Office (618) 277-4400 Fax (618)277-4407

[www.barbermurphy.com](http://www.barbermurphy.com)

**Land** 7.62 Acres

3519 Highway 162  
Granite City, IL 62040

## SALE INFORMATION

**For Sale:** Yes  
**Sale Price:** \$269,000  
**Sale Price/Acre:** \$35,301.00  
**Sale Price/SF:** \$0.81  
**Land Lease:** No  
**Lease Rate:**  
**Subdivide Site:** No  
**Topography:** Flat



## PROPERTY INFORMATION

<b>File No:</b> 777-1	<b>Frontage:</b> 318 FT	<b>Depth:</b> 675 FT
<b>Parcel No:</b> 221201600000014.004	<b>Survey:</b> No	<b>Archeological:</b> No
<b>County:</b> Madison	<b>Environmental:</b> No	<b>Traffic Count:</b> 13,200 ADT
<b>Zoning:</b> C-3	<b>Property Tax:</b> \$2,689	<b>Rail Provider:</b>
<b>Zoning By:</b> Granite City	<b>TIF:</b> No	<b>Tax Year:</b> 2010
<b>Complex:</b>		<b>Enterprise Zone:</b>
<b>Acres:</b> 7.62		

## UTILITY INFORMATION

<b>Water Provider:</b> American Illinois Water	<b>Service:</b>	<b>Location:</b> At Site
<b>Sewer Provider:</b> Septic	<b>Service:</b>	<b>Location:</b> At Site
<b>Gas Provider:</b> Ameren Illinois	<b>Service:</b>	<b>Location:</b> At Site
<b>Electric Provider:</b> Ameren Illinois	<b>Service:</b>	<b>Location:</b> At Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

## COMMENTS

7.62 Acre Industrial Site with 318' of Frontage on Hwy 162. 13,200 ADT on Route 162. Industrial lighting and fencing covers the property. Site Includes 1,000 SF Building with new rubber roof and 2 Rest Rooms.

## Listing Broker(s)

Tony Smallmon	Wayne Barber Jr. SIOR
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