

Available Land and Buildings (May Subdivide)

2 Monsanto Avenue | Sauget, IL 62201



For Lease and Potential Development



55±
Acres

41,400±
SF of Building Space

This is a full-service transload operation handling primarily bulk and breakbulk products such as coal, petcoke, and cement as well as liquid chemicals with land prime for development.

SITE PROFILE

- Full-service transload operation
- Rail – CPKC, UP
- Transloading – barge, rail, truck
- Barge docks – 1 dry and 1 liquid
- Railcar spots – 80
- Unit train capability
- Bagging operations
- Liquid storage tanks
- Flood Zone – AH
- Zoning – IH

BUILDING PROFILE

- Warehouse – 26,000 SF, loading dock space for two trucks
- Quonset building – 15,400 SF

LOCATION

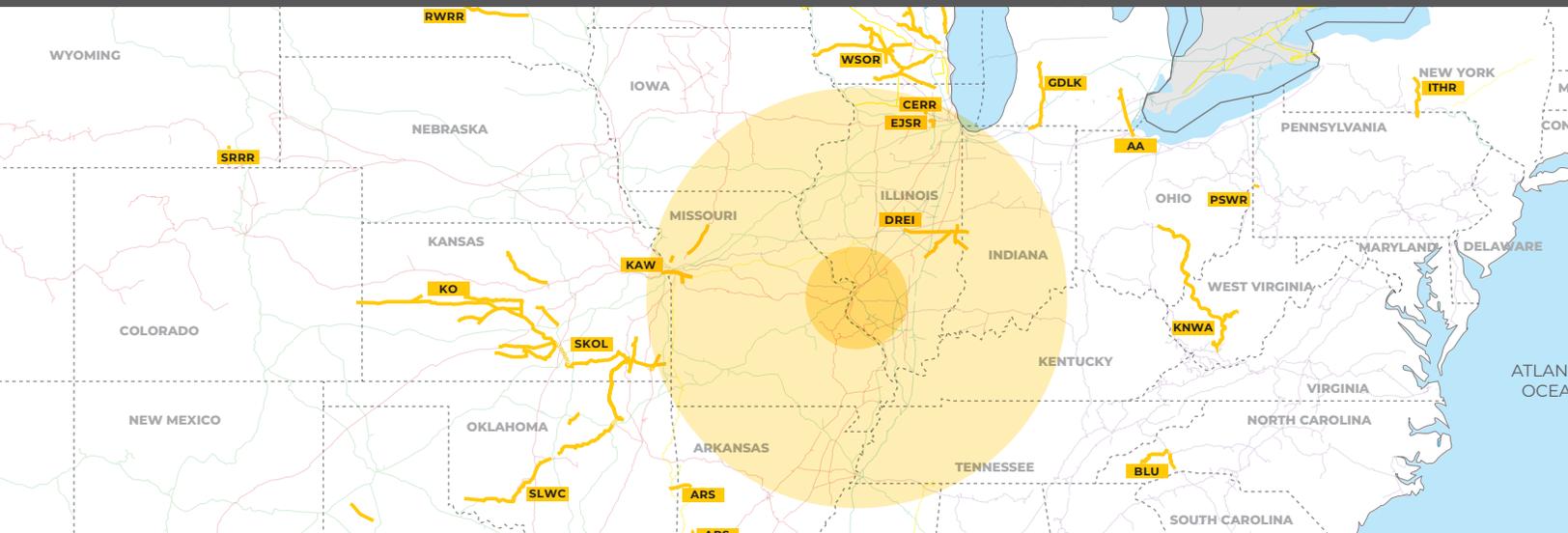
- River – Mississippi River (UMR 178.2)
- Interstate 55 – 1.5 miles
- St. Louis Downtown Airport – 3 miles
- St. Louis Lambert International Airport (STL) – 18 miles
- Sauget/Cahokia Population – 12,236 (2020)
- Cahokia Median Income – \$30,488 (2022)

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CONTACT US

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Information herein has been obtained from sources deemed reliable; however, its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.