

FOR LEASE

7.5 Acre Rail-Served Site

7th Street
Madison, IL 62060



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Located just 10 minutes north of downtown St. Louis lies an 7.5 acre rail-served development-ready site available for lease. Illinois Route 3, a four-lane, limited access highway connects the site to the region's interstate highway system (I-55, I-70, I-64 and I-44 to the south and I-270 and I-255 to the north). Local rail switching is provided 24 hours a day by the Port Harbor Railroad, and access to six Class-I rail carriers is available through the Terminal Railroad Association (TRRA).

Incentives Include: Foreign Trade Zone 31, Enterprise Zone, TIFF District, & Southwest Illinois Opportunity Zone.

Amenities on site include: YMCA Fitness Center and Child Care Services, Public Transportation (MCT Bus Park & Ride), Office Space for Lease, Meeting Facilities, Fenced Industrial Park, & 24/7 Security.

Utilities

Electric: **Ameren Illinois**

Natural Gas: **Ameren Illinois**

Water: **Illinois American**

Sewer: **Granite City Regional Wastewater**

Telecommunications: **AT&T Fiber**

Site Details

Total Area: **7.5 Acres**

Lease Rate: **\$800 / Acre**

Zoning: **Heavy Industrial (M-5)**

Rail Served: **Yes (Port Harbor Railroad, TRRA)**

Port Access: **Yes (Public, Full-service)**

Illinois Route 3: **<1 miles**

Interstate 70: **4 miles**

Interstates 64, 55, 44, 270: **6 miles**

Lambert-St. Louis International Airport: **15 miles**



AMERICA'S CENTRAL PORT

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