# 12 ACRE DEVELOPMENT SITE - ENTERPRISE ZONE

1540 E Chain of Rocks Rd., Granite City, IL 62040





COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Steve Zuber - SIOR, CCIM

Principal

Office: (618) 277-4400 (Ext. 13)

Cell: (314) 409-7283 steve@barbermurphy.com

#### **Ethan Gowin**

**Broker Associate** 

Office: (618) 277-4400 (Ext. 14)

Cell: (618) 946-1487 ethang@barbermurphy.com









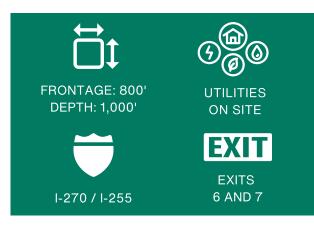
## **AREA MAP**

1540 E Chain of Rocks Rd., Granite City, IL



## **LOCATION OVERVIEW**

Located in Gateway Commerce Center, the premier 2,300 acre master planned industrial park in the St. Louis Metropolitan region. This site is situated between the East Chain of Rocks Road and Interstate 270. New construction was just completed at I-270/Illinois 111 interchange converting it to a diverging diamond this improves safety and reduces congestion along the I-270 corridor in the Metro East. East Chain of Rocks Road is a frontage road and home to River Roads Sales & Leasing, Rush Truck Centers an other service providers to the parks logistics and distribution users. With 52,400 vehicles per day passing along I-270 this site is ideal for businesses needing high visibility.





# GATEWAY COMMERCE CENTER

AMAZON
ANHEUSER BUSCH
CUSTOMIZED DISTRIBUTION
SERVICES, INC. (DIAL)
D.B. SCHENKER

FEDEX GEODIS OHL

OHL P&G PHILLIPS 66

SADDLE CREEK LOGISTICS SERVICE

SAVE-A-LOT

THE HERSHEY COMPANY

UNILEVER

UTI INTEGRATED LOGISTICS, INC.

WALGREENS

WORLD WIDE TECHNOLOGY

# LAKEVIEW COMMERCE CENTER

AMAZON
FEDEX
J.F. ELECTRIC, INC.
SPECTRUM BRANDS
WORLD WIDE TECHNOLOGY

# GATEWAY TRADEPORT

AMAZON
TESLA
EATON
TIG LOGISTICS
QPSI

### LAND PROPERTY SUMMARY

#### 1540 EAST CHAIN OF ROCKS ROAD

**LISTING** # 3076

#### **LOCATION DETAILS:**

Parcel #: 18-1-14-36-00-000-001.002

County: IL - Madison Zoning: Industrial

#### PROPERTY OVERVIEW:

Lot Size: 12.0 Acres

Min Divisible Acres: 12 Max Contig Acres: 12 800' Frontage: Depth: 1000' Topography: Flat Archeological: No **Environmental:** Yes Survey: Yes

### **TAX INCENTIVE ZONES:**

TIF District: No

Enterprise Zone: Yes

Opportunity Zone: No

Foreign Trade Zone: No

#### TRANSPORTATION:

Interstate Access: I-270 & I-255

#### **DEMOGRAPHICS/FINANCIAL INFO:**

 Traffic Count:
 52,400

 Taxes:
 \$488.49

 Tax Year:
 2023



#### SALE INFORMATION:

**Sale Price**: \$1,960,200

Price / Acre: \$163,350

\$/SF (Land): \$3.75

#### **UTILITY INFO:**

Water Provider: IL American Water

Water Location: On-Site

Sewer Provider: Madison County Sewer Special Service Area #1

Sewer Location: On-Site
Gas Provider: Ameren
Gas Location: On-Site
Electric Provider: Ameren
Electric Location: On-Site

#### PROPERTY DESCRIPTION:

This is a development ready 12 acre site available for sale or build-to-suit. Located in the Gateway Enterprise Zone with 10 year tax abatement. All utilities are to the site.



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Boulevard Shiloh, IL 62269 618-277-4400 BARBERMURPHY.COM STEVE ZUBER, SIOR, CCIM

Principal
0: (618) 277-4400
C: (314) 409-7283
steve@barbermurphy.com

**ETHAN GOWIN** 

Broker Associate O: (618) 277-4400 C: (618) 946-1487

ethang@barbermurphy.com