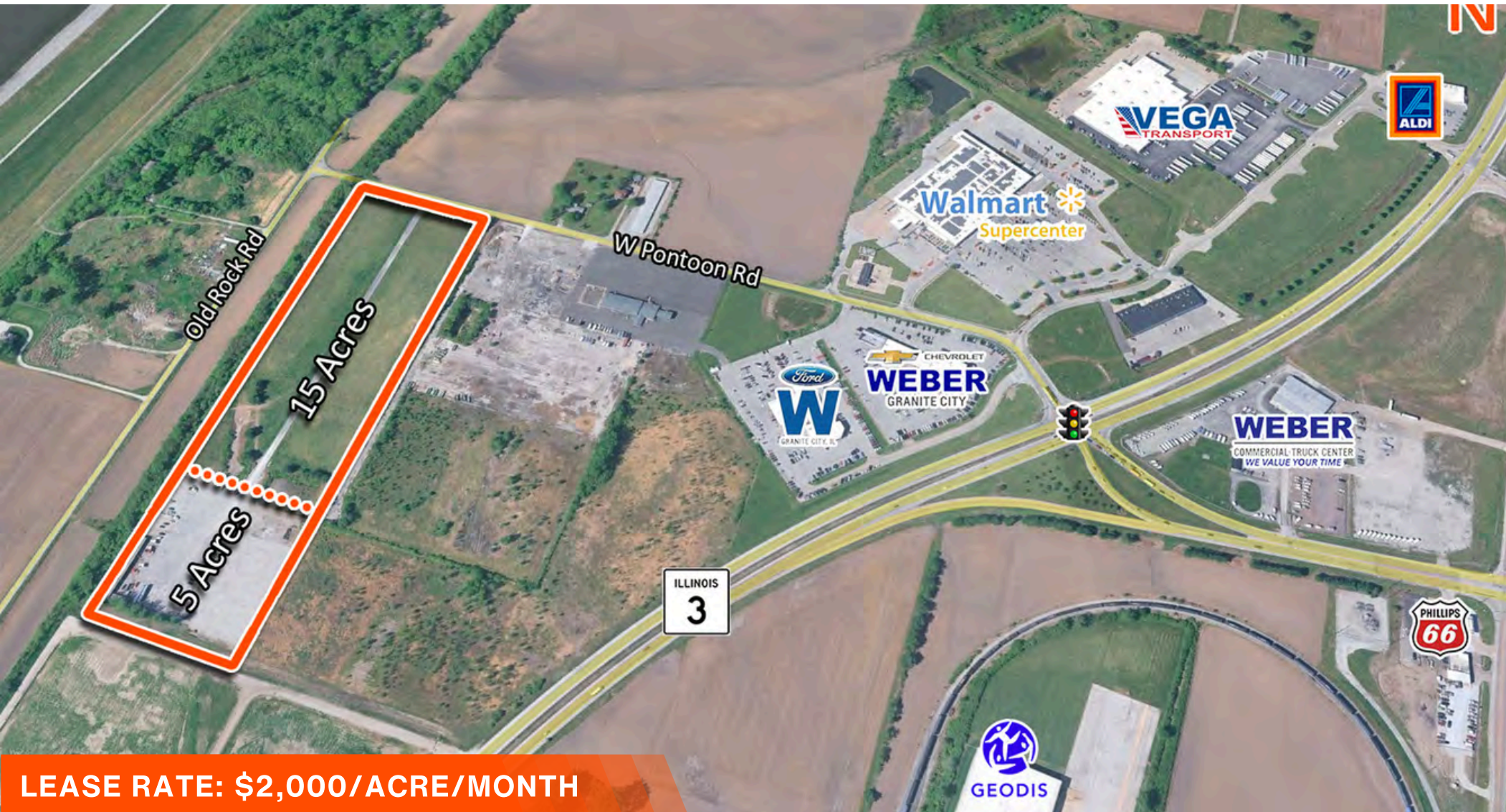


5 - 20 ACRES OF INDUSTRIAL LAND FOR LEASE

464 West Pontoon Rd. Granite City, IL 62040



LEASE RATE: \$2,000/ACRE/MONTH

BARBERMURPHY
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)
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steve@barbermurphy.com

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Broker Associate
Office: (618) 277-4400 (Ext. 14)
Cell: (618) 946-1487
ethang@barbermurphy.com



AREA LOCATOR MAP

464 West Pontoon Rd. Granite City, IL 62040



LOCATION OVERVIEW

Located 2.5 Miles South of I-270, Exit 3. Adjacent to a Walmart Supercenter, Chevrolet Dealership, and a Ford Dealership.



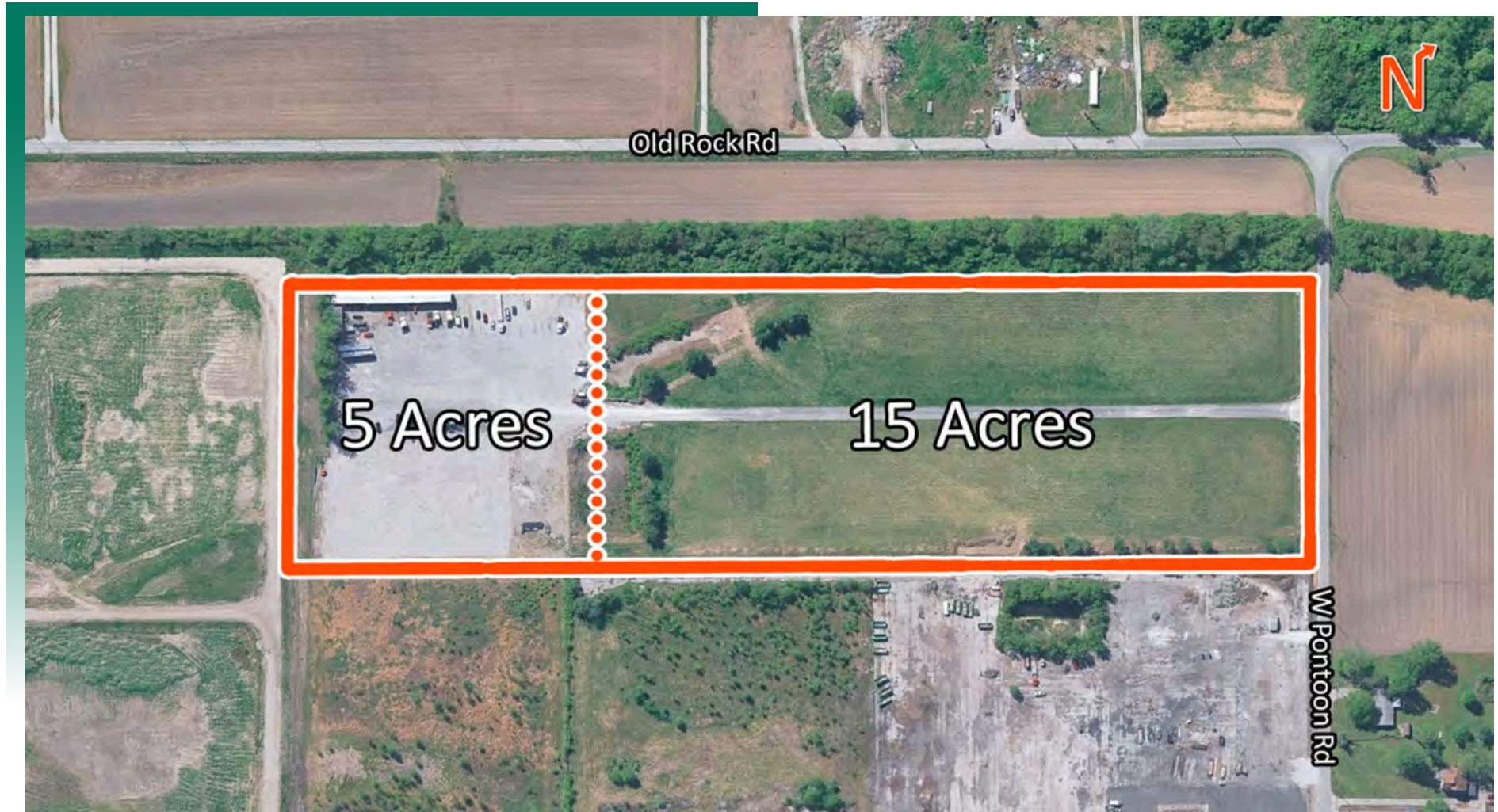
I-270

EXIT

Exit 3

PROPERTY BOUNDARY

464 West Pontoon Rd. Granite City, IL 62040



- Site Improved with roadway, 5 acre graveled yard with up to 15 acres of future expansion opportunity, retention and fence
- Located in a TIF District and Enterprise Zone with Cannabis Overlay on the Zoning
- 4,000 SF Warehouse (20'x200') wood frame storage shed with 16' Clear Span

LAND PROPERTY SUMMARY

464 WEST PONTOON ROAD

LISTING # 3159

LOCATION DETAILS:

Parcel #: 22-1-20-06-00-000-005.006/21-19-01-00-000-017
County: IL - Madison
Zoning: M-1, Light Manufacturing

PROPERTY OVERVIEW:

Lot Size: 19.97 Acres
Min Divisible Acres: 5
Max Contig Acres: 19.97
Frontage: 500
Depth: 1,729
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

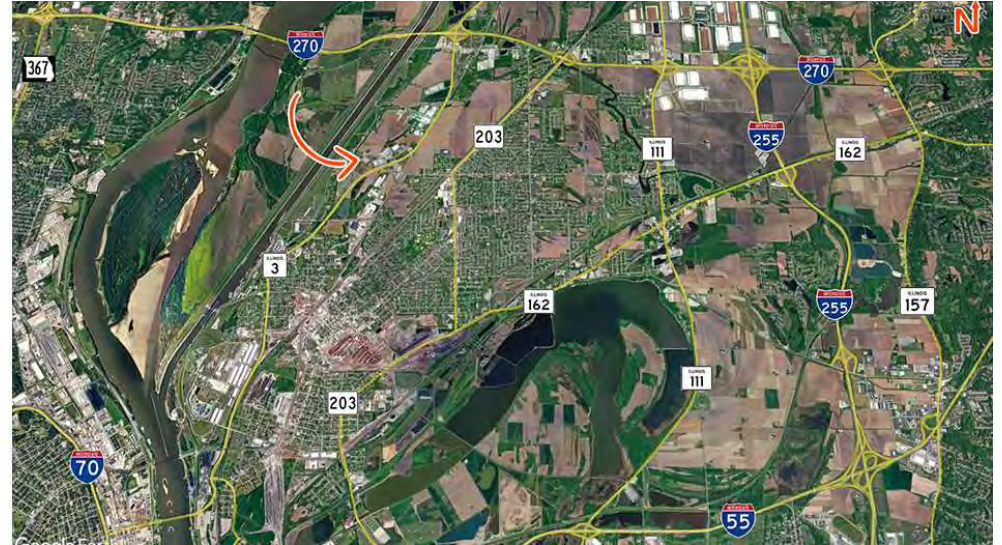
TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: 2.5 Miles to I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 15,400 Route 3
Taxes: \$4,788.84
Tax Year: 2024



SALE INFORMATION:

Lease Rate: \$2,000/Acre/Month

UTILITY INFO:

Water Provider: Illinois American Water
Water Location: North of Pontoon Road
Sewer Provider: Metro East Sanitary
Sewer Location: On Site
Gas Provider: Ameren Illinois
Gas Location: 500' East on Pontoon Road
Electric Provider: Ameren Illinois
Electric Location: 500' East on Pontoon Road

PROPERTY DESCRIPTION

Site improved with roadway, 5-acre gravelled yard with up to 15 acres of future expansion opportunity, retention and fence. Located in a TIF District and Enterprise Zone with Cannabis Overlay on the Zoning - only 2.5 Miles South of I-270; Exit 3. 4,000 SF Warehouse (20'x200') wood frame storage shed with 16' Clear Span.