

2.5 ACRE LAND LEASE OR BUILD-TO-SUIT - DIVISIBLE

1296 Green Diamond Rd., Marissa, IL 62257



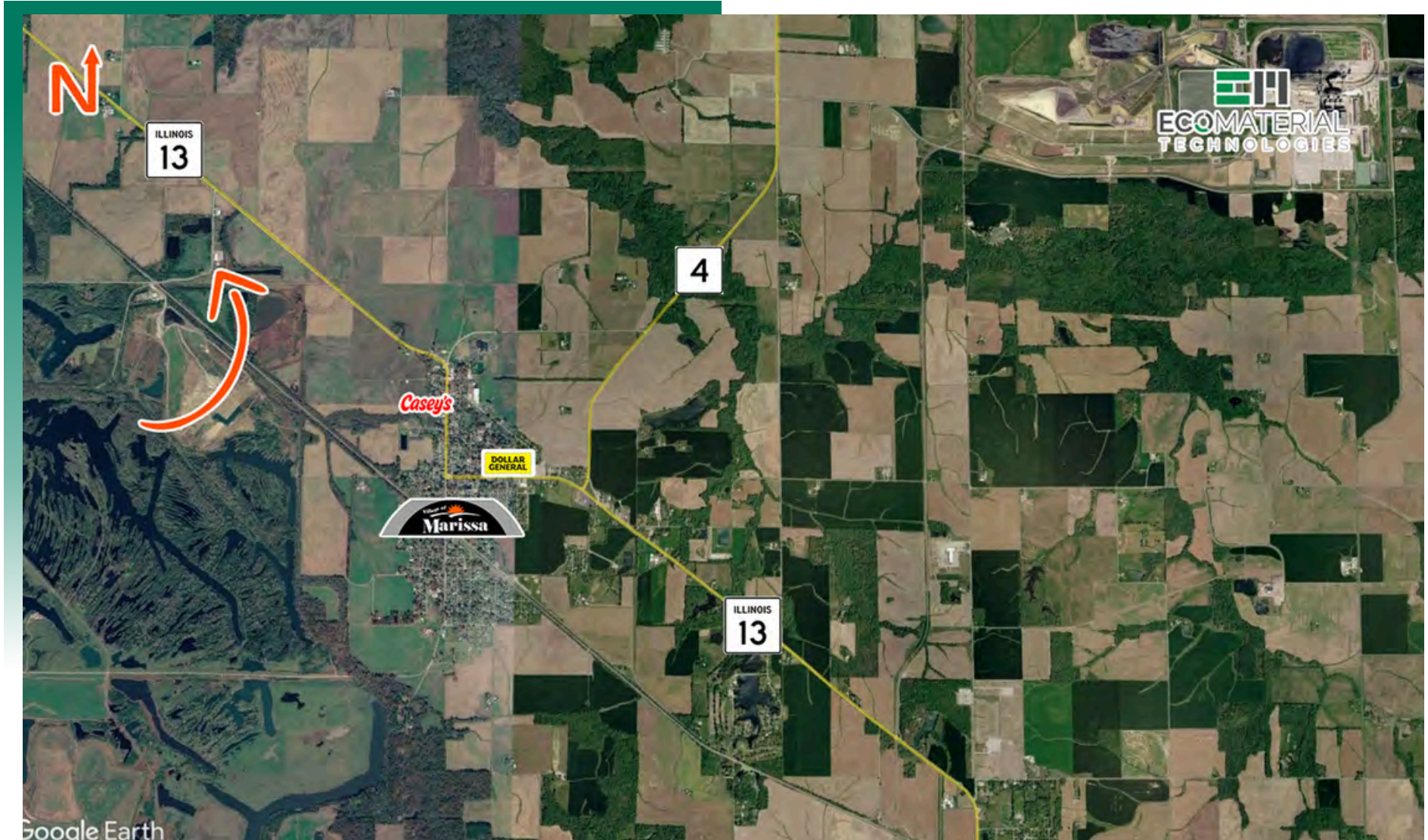
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com



AREA MAP

1296 Green Diamond Rd., Marissa, IL 62257



LOCATION OVERVIEW

0.33 miles South of Illinois Route 13.

LAND PROPERTY SUMMARY

1296 GREEN DIAMOND RD

LISTING # 3225

LOCATION DETAILS:

Parcel #: 21-16-0-300-019
County: IL - St. Clair
Zoning: Commerical

PROPERTY OVERVIEW:

Lot Size: 2.50 Acres
Min Divisible Acres: 1.0
Max Contig Acres: 2.5
Frontage: 335
Depth: 325
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: State Route 13 - 0.33 miles



SALE INFORMATION:

Lease Rate: Contact Broker for Pricing

UTILITY INFO:

Electric Provider: Ameren IL

PROPERTY DESCRIPTION:

Up to 2.50 acres of land for lease or build-to-suit. Lay down yard, storage, truck & equipment parking. Electric available. Fenced and graveled lot. Just south of Illinois Route 13.

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