FOR LEASE
Build-to-Suit Warehouse Sites
1300 West Seventh Street
Madison, IL 62040

Site Description
This 60.5-acre parcel is located within the heart of the Business and Industrial Campus at America's Central Port, the region’s only public, full-service intermodal port. The site is flat, served directly by rail, and is located adjacent to the new Madison Harbor facility.

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). The business campus offers 24/7 professional security, many onsite amenities, and 10 minute access to downtown St. Louis, Missouri.

Build-to-Suit
In addition to the existing 1.7 million square feet of warehouse space at America's Central Port several, new build-to-suit sites are available. The 60.5 acre parcel is subdividable with proposed buildings ranging from 40,000 SF to 200,000 SF.

Site Details
Available Area: 60.5 acres
Topography: Flat
Zoning: Heavy Industrial
Within City Limits: Yes (Madison, IL)
Within 100-year Flood Plain: No
Phase I Environmental: Yes (2000)
Existing TIF District: Yes
Foreign Trade Zone: Yes (FTZ #31)
Enterprise Zone: Available

Transportation
Illinois Route 3: Adjacent
Interstate 70: 3 miles
Interstates 64, 55, 44, 270: 6 miles
St. Louis Downtown Airport: 12 miles
Lambert-St. Louis International Airport: 15 miles
MidAmerica St. Louis Airport: 27 miles
Rail Served: Yes (Port Harbor Railroad)
Port Access: Yes (Public, Full-service)

Utilities
Electric: Ameren Illinois
Natural Gas: Ameren Illinois
Water: Illinois American
Sewer: Granite City Regional Wastewater
Telecommunications: River's Edge Telecom

Business Park Amenities
Fitness center and pool, daycare, bike trails, office space, apartments

AMERICA'S CENTRAL PORT
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