



At the intersection of Highway I-270 & IL Route 3

Granite City, IL 62040 (Madison County, IL) (20 miles NE of St. Louis Downtown)

The Ameren “Lewis and Clark Industrial Development”

The Largest Industrial Land Offering in the St. Louis Metropolitan Region

At the Hub of Highway, Rail and River Transportation

Land Highlights

- Expandable to approx. 1,400 acres
- Quick highway access to I-270 and I-255
- Rail served by Norfolk Southern & Southern Railroad
- Proximity to America’s Central Port
- Economic incentives available
- Divisible

Sale Price:

\$20,000/Acre

For more information:

Carl J. Conceller, SIOR

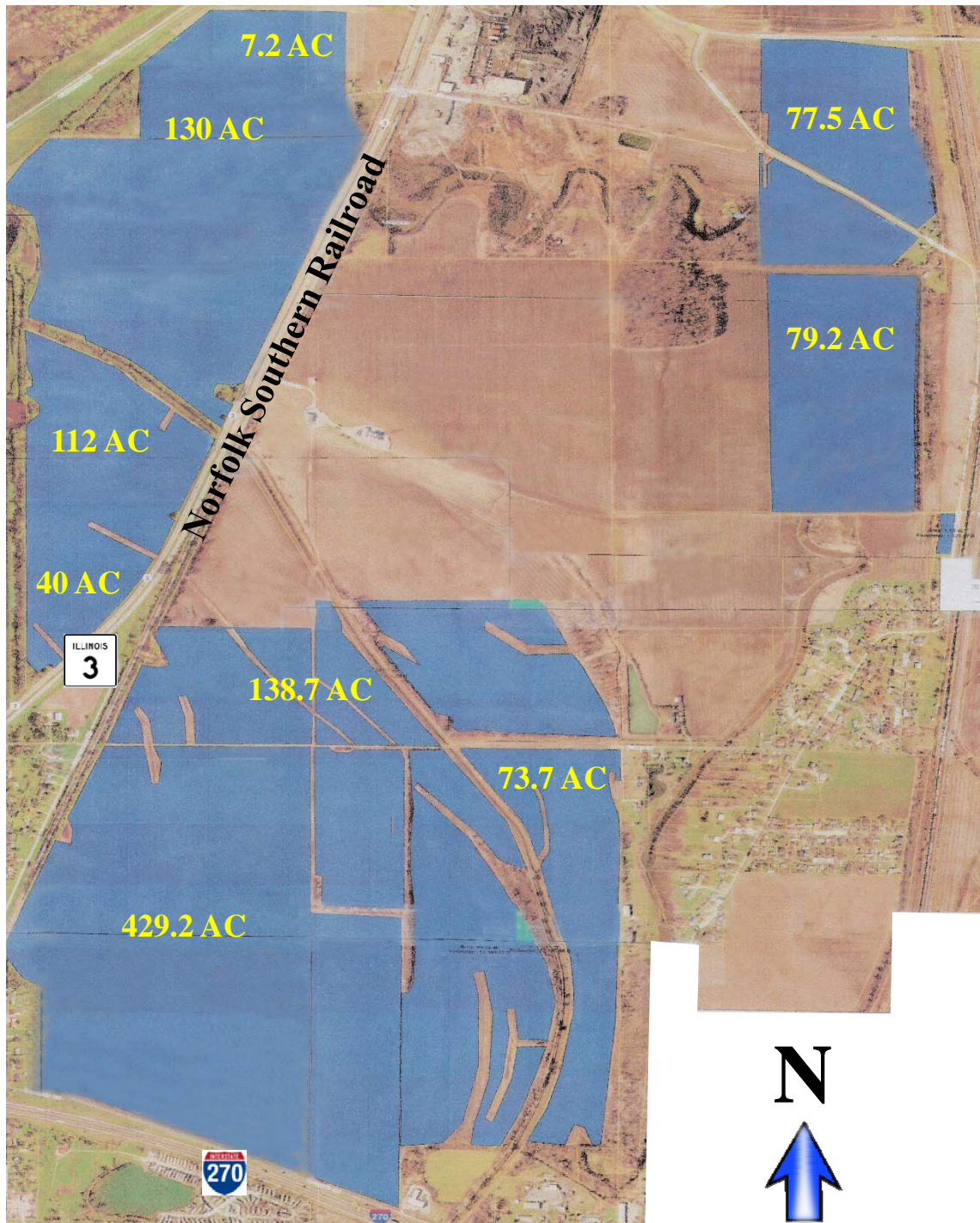
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Site Plan

Blue Shaded Areas Represent
the Offered Property



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

Land Description

Property Specifics

- UTILITIES AVAILABLE

Gas & Electric:

Ameren

Water:

Illinois American Water

Wastewater

Treatment:

Not On Site

- ACCESS

Highway:

Adjacent to Hwy. I-270 & IL Route 3 with quick access to Highways I-55, I-255, I-70, I-44 and I-64

Rail:

Norfolk Southern RR

River:

Granite City Harbor, Madison Harbor & America's Central Port. The most northern ice-free port on the Mississippi River (5 miles south)

- ZONING

M-4 "Planned Industrial District"

- LEVEE

PROTECTION:

Located within Metro East Sanitary District (MESD)

