

Sauget Business Park Sauget, IL 62206

160.41 Acres

PROPERTY DETAILS:

- 4 Parcels - 160.41 contiguous acres represented by BarberMurphy Group
 - Upper Cahokia Rd: 103.06 acres
 - Sauget Business Park Parcels 7 & 8: 44.7 acres
 - 1635-1643 Sauget Business Blvd: 12.65 acres
- Truck access from I-255; 3 miles from IL-3; 4 miles from I-55, I-64, I-70, and I-44
- Less than 3 miles from the Mississippi River

- Located in the same business park as St. Louis Downtown Airport
- Located within an Enterprise Zone and TIF District

RAIL DETAILS:

- Rail-served potential through CPKC, with access to three Class I carriers

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: American Bottoms
- Water: Cahokia Commons and Illinois American Water

