

# Industrial / Flex Development Site

North Bend Drive, Fairview Heights, IL 62208



**Sale Price: \$75,000/Acre**

- 5.9 Acre Development Site | Zoned Industrial
- Interstate Access to I-64, Exit 12
- All Utilities on Site

## BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

**Listing No:** 1841

**Land**

North Bend Drive  
Fairview Heights, IL 62208

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:** \$75,000  
**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

RARE opportunity. 5.9 AC lot, Industrial Zoning, in Fairview Heights' Business District. Adjacent to multiple Executive and Business Centers with quick access to Interstate 64 at exit 12 with 74,300 ADT (8,700 ADT on the Frontage Rd) WILL Build To Suit.

**Total Acres Available:** 5.90  
**Min Divisible Acres:** 5.90

**LAND MEASUREMENTS:**

**Acres:** 5.90  
**Frontage:** 500 FT  
**Depth:** 500 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 03-22.0-400-033	<b>TIF:</b> No	<b>Property Tax:</b> \$204.50
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2017
<b>Zoning:</b> Industrial	<b>Survey:</b> No	
<b>Zoning By:</b> Fairview Heights	<b>Environmental:</b> No	<b>Traffic Count:</b> 74,300 on I-64
<b>Complex:</b> Business Center	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> IL American	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Caseyville Township	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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