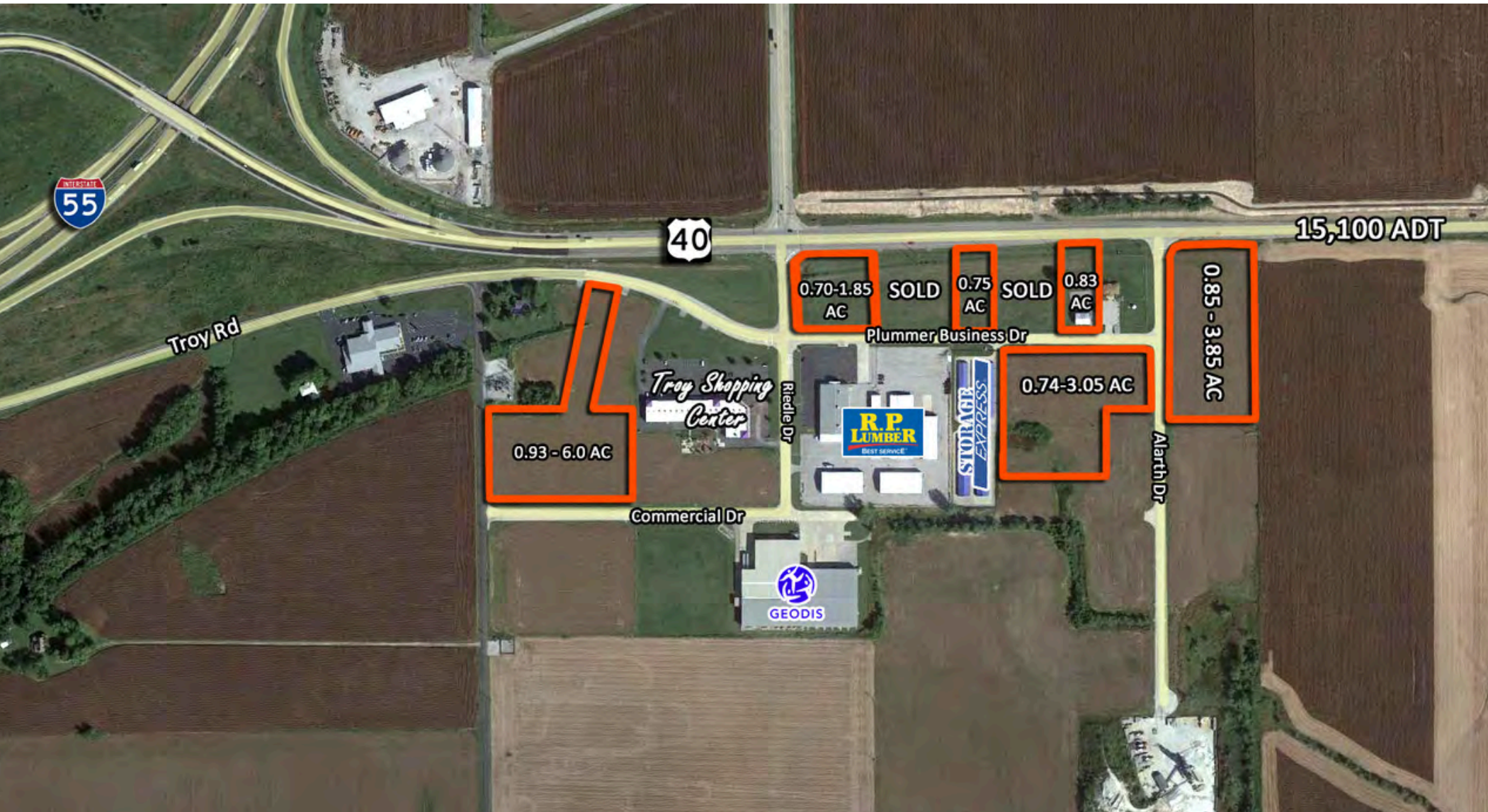


DEVELOPED COMMERCIAL LOTS FOR SALE

PLUMMER BUSINESS PARK - TROY IL 62294



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

Collin Fischer - CCIM
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
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collinf@barbermurphy.com

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com



SITE INFORMATION



SITE 2: 49,892 SF - 1.15/AC - \$5.95 PSF

SITE 3: 30,622 - 0.70/AC - \$5.95 PSF

SITE 6: 33,981 SF - 0.75/AC - \$4.95 PSF

SITE 9: 36,034 SF - 0.83/AC - \$5.25 PSF

SITE 11: 56,712 SF - 1.3/AC - \$4.95 PSF

SITE 12: 36,834 SF - 0.85/AC - \$4.25 PSF

SITE 13: 37,006 - 0.85/AC - \$4.25 PSF

SITE 14: 37,177 SF - 0.85/AC - \$3.95 PSF

SITE 15: 32,077 SF - 0.74/AC - \$3.95 PSF

SITE 16: 33,621 SF - 0.77/AC - \$3.75 PSF

SITE 17: 33,621 SF - 0.77/AC - \$3.75 PSF

SITE 18: 33,621 SF - 0.77/AC - \$3.75 PSF

SITE 21: 60,792 SF - 1.40/AC - \$4.25 PSF

SITE 31: 40,625 SF - 0.93/AC - \$4.00 PSF

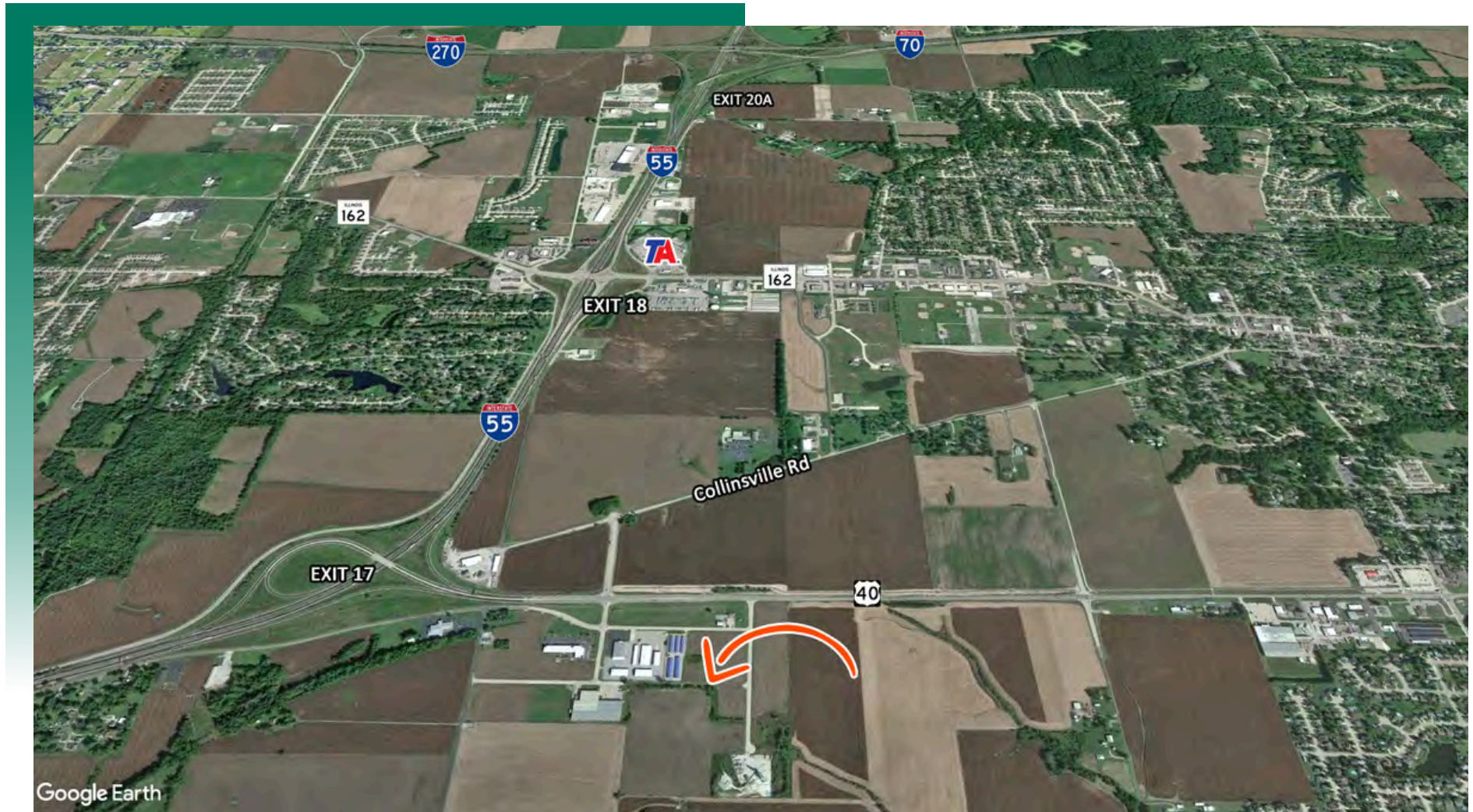
SITE 32: 40,577 SF - 0.93/AC - \$4.00 PSF

SITE 33: 46,738 SF - 1.07/AC - \$4.00 PSF

SITE 34: 72,025 SF - 1.65/AC - \$4.00 PSF

AREA MAP

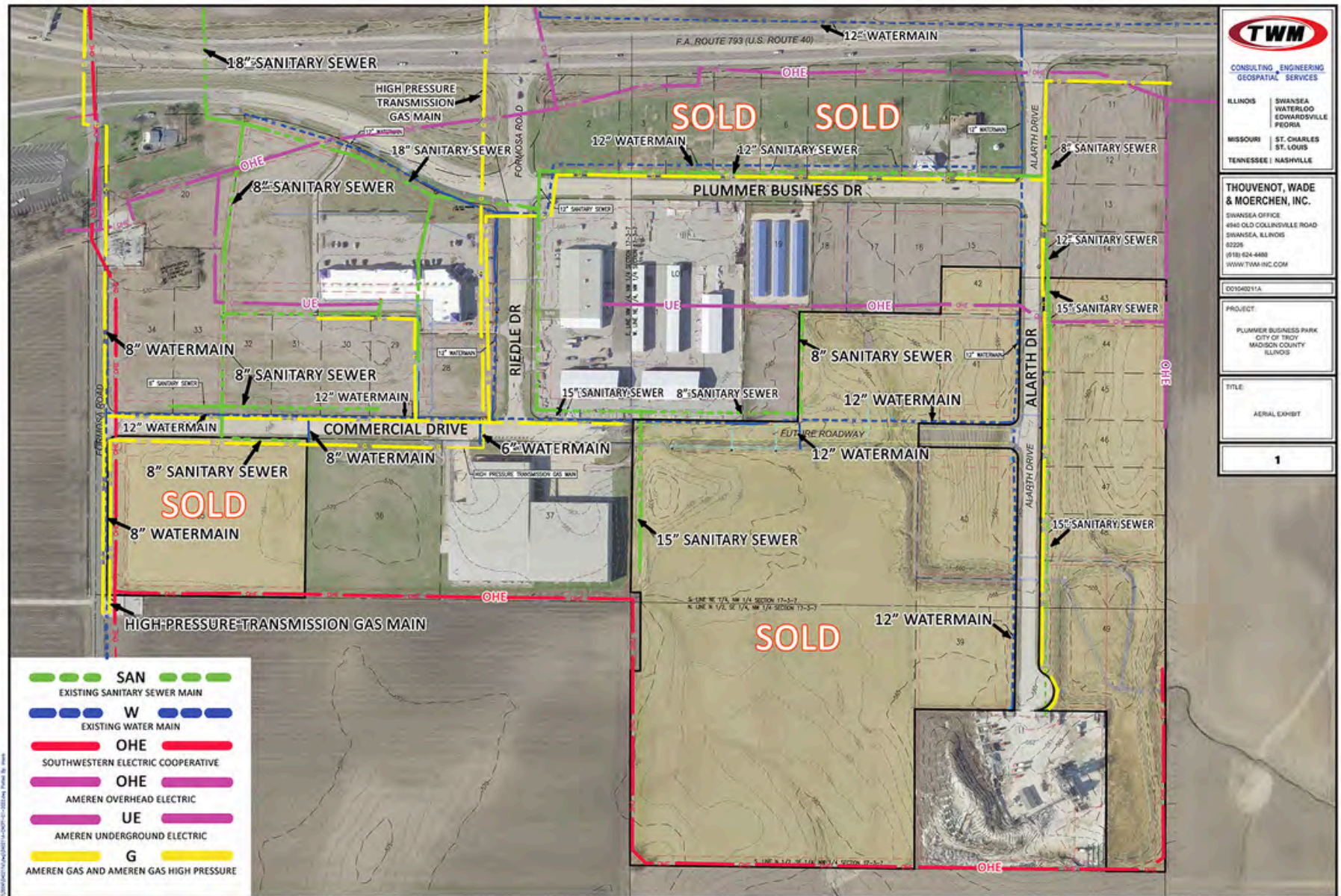
Plummer Business Dr., Troy, IL



LOCATION OVERVIEW AND PROPERTY SUMMARY

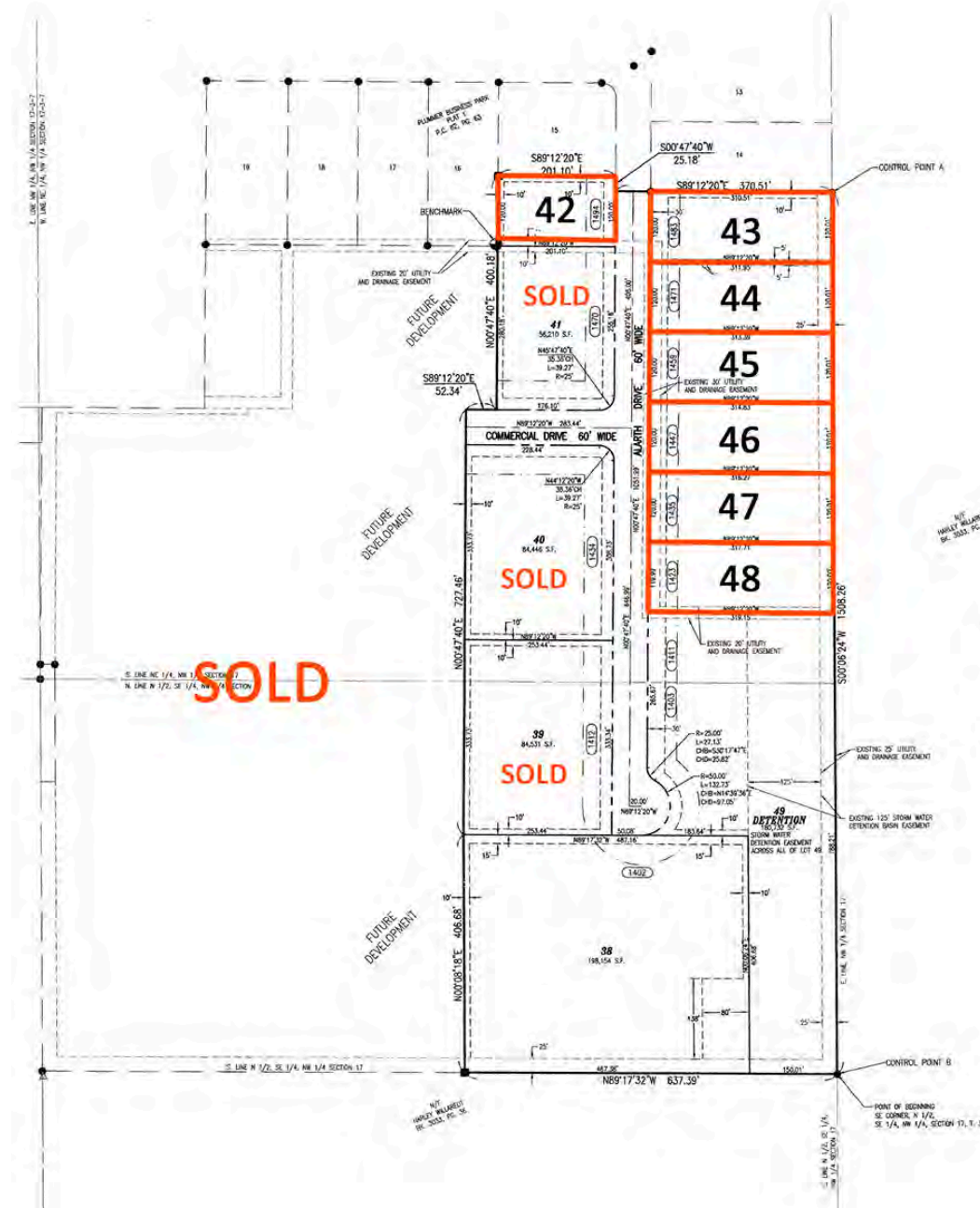
- Located off I-55 at Hwy 40 in Troy, IL
- Sites range from 0.70-6.0 Acres
- All Utilities on Site
- Build-to-Suit projects and land leases are available
- Space in existing Troy Shopping Center also for Lease

Plummer Business Dr., Troy, IL



ADDITIONAL INDUSTRIAL SITES AVAILABLE

Plummer Business Dr., Troy, IL



SUMMARY

- Industrial Zoned Sites
- Excellent Interstate Access
- All Utilities on Site
- Water Detention in place

Site 42: 0.55 Acres

Sites 43-48: 5.2 Contiguous Acres

PRICING

SITE 42: 24,132 SF - 0.55/AC - \$3.60 PSF

SITE 43: 37,347 SF - 0.86/AC - \$3.60 PSF

SITE 44: 37,520 SF - 0.86/AC - \$3.50 PSF

SITE 45: 37,693 SF - 0.87/AC - \$3.50 PSF

SITE 46: 37,866 SF - 0.87/AC - \$3.50 PSF

SITE 47: 38,038 SF - 0.87/AC - \$3.25 PSF

SITE 48: 38,208 SF - 0.88/AC - \$3.25 PSF

LAND PROPERTY SUMMARY

7701 PLUMMER BUSINESS DR

LISTING # 2535

LOCATION DETAILS:

Parcel #: 09-2-22-17-05-101-001
County: IL - Madison
Zoning: C-3 - Troy

PROPERTY OVERVIEW:

Lot Size: 16.0 Acres
Min Divisible Acres: 0.7
Max Contig Acres: 6
Frontage: 220
Depth: 255
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-55

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 15,100



SALE INFORMATION:

Sale Price: Lots starting at \$3.75 PSF

UTILITY INFO:

Water Provider: City of Troy
Water Location: On Site
Sewer Provider: City of Troy
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

Developed commercial lots ranging from 0.70 to 6.0 contiguous acres. All utilities on site. Space in the existing Troy Shopping Center also available..