

INDUSTRIAL SITES FOR SALE OR BUILD-TO-SUIT

PLUMMER BUSINESS PARK - TROY IL 62294



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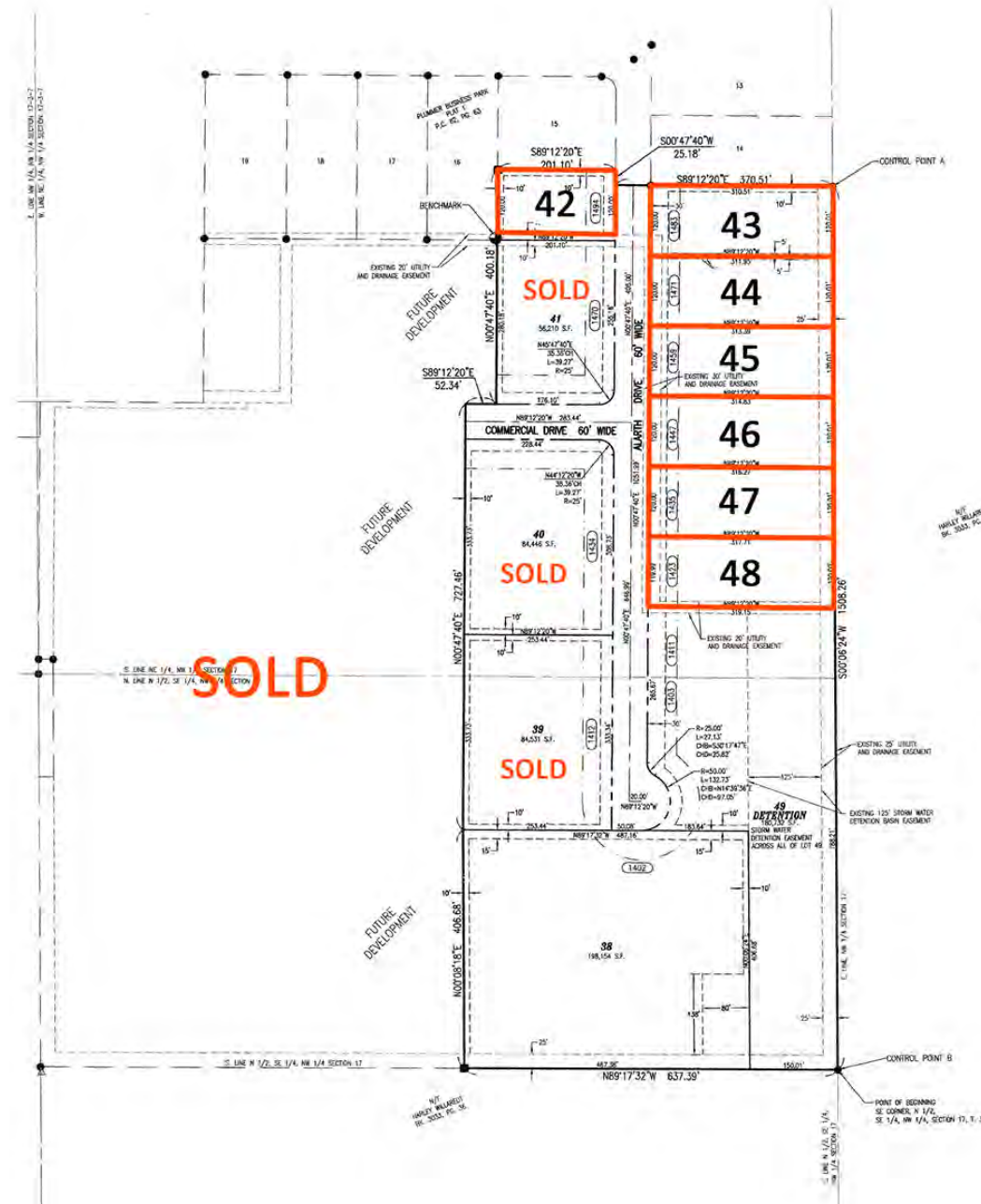
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SITE INFORMATION

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

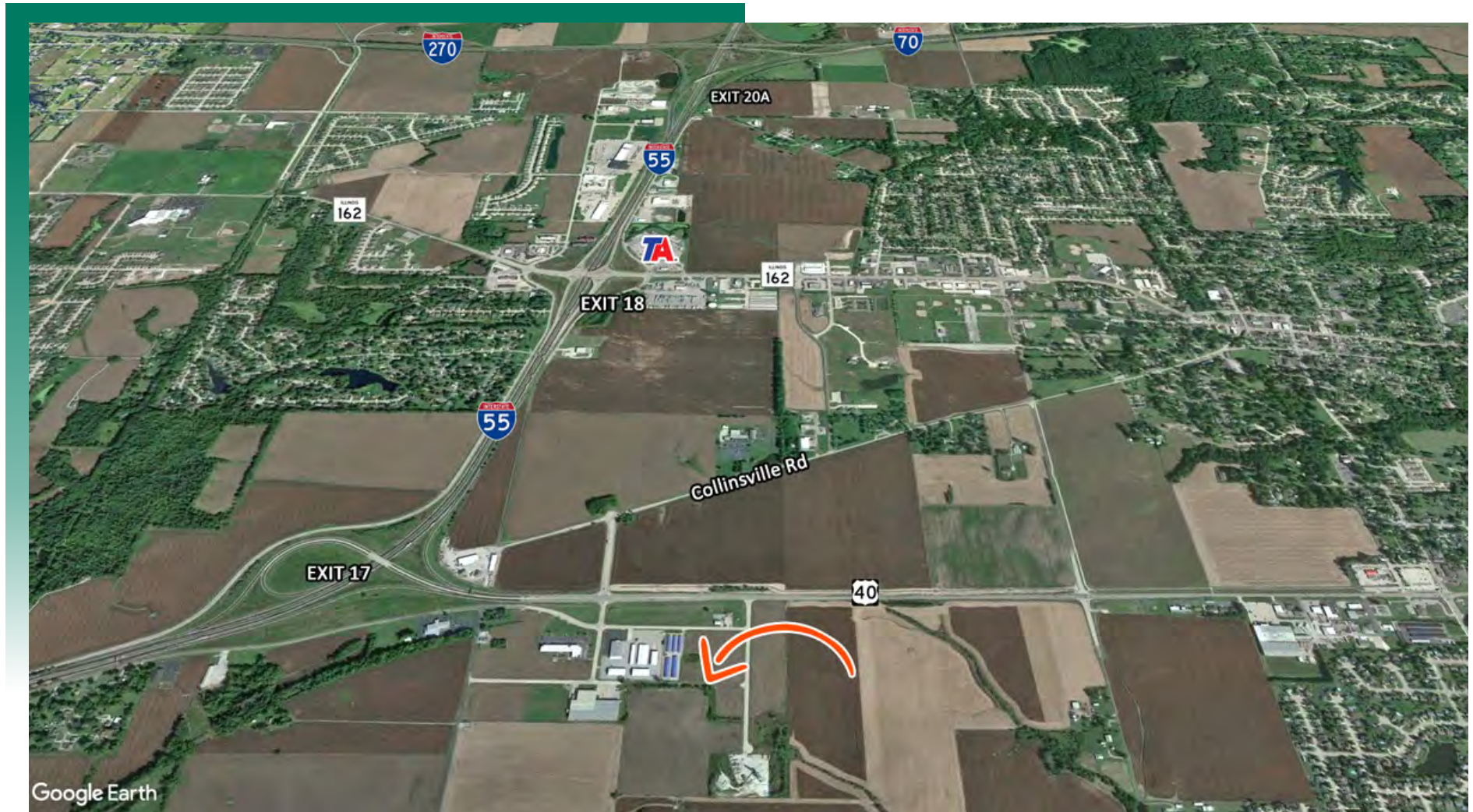
SITE 46: 37,866 SF - 0.87/AC - \$3.50 PSF

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

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

AREA MAP

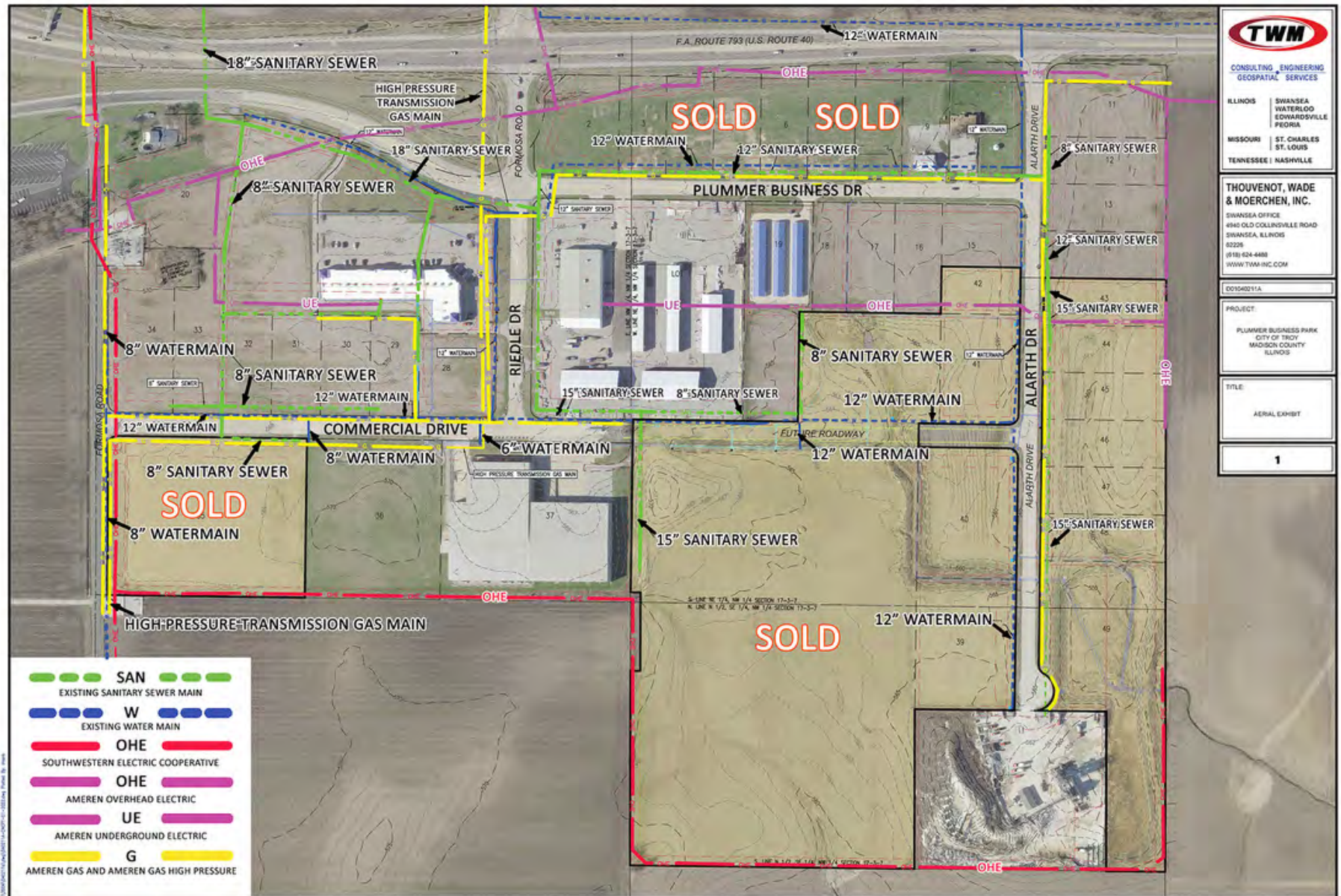
Plummer Business Dr., Troy, IL



LOCATION OVERVIEW

- Located off I-55 at Hwy 40 in Troy, IL with excellent Interstate access
- All utilities on site and water detention in place
- Build-to-suit projects and land leases are also available

Plummer Business Dr., Troy, IL



PLAT MAP OF A PORTION OF SECTION 17-3-J, TOWNSHIP 36N, RANGE 14E

LOT 1: SOLD

LOT 2: 7701

LOT 3: 7705

LOT 4: 7709

LOT 5: 7713

LOT 6: 7717

LOT 7: 7721

LOT 8: 7725

LOT 9: 7729

LOT 10: 7733

LOT 11: 7737

LOT 12: 7741

LOT 13: 7745

LOT 14: 7749

LOT 15: 7753

LOT 16: 7757

LOT 17: 7761

LOT 18: 7765

LOT 19: 7769

LOT 20: 7773

LOT 21: 7777

LOT 22: 7781

LOT 23: 7785

LOT 24: 7789

LOT 25: 7793

LOT 26: 7797

LOT 27: 7801

LOT 28: 7805

LOT 29: 7809

LOT 30: 7813

LOT 31: 7817

LOT 32: 7821

LOT 33: 7825

LOT 34: 7829

LOT 35: 7833

LOT 36: 7837

LOT 37: 7841

STREETS: FORMOSA (40' W.) ROAD, PLUMMER BUSINESS (60' W.) DRIVE, ALARTH (60' W.) DRIVE, COMMERCIAL (60' W.) DRIVE, RIEDE (90' W.) DRIVE.

OTHER FEATURES: TROY SHOPPING CENTER, R.P. LUMBER BEST SERVICE, SOLD markings, POINT OF BEGINNING.

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

LAND PROPERTY SUMMARY

7700 PLUMMER BUSINESS DR

LISTING # 2536

LOCATION DETAILS:

Parcel #: 09-1-22-17-00-000-003
County: IL - Madison
Zoning: I-2 - Troy

PROPERTY OVERVIEW:

Lot Size: 5.75 Acres
Min Divisible Acres: 0.55
Max Contig Acres: 5.2
Frontage: 700
Depth: 300
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:

Taxes: \$652.00
Tax Year: 2023



SALE INFORMATION:

\$/SF (Land): Starting at: \$3.25/PSF

UTILITY INFO:

Water Provider: City of Troy
Water Service: 12"
Water Location: On Site
Sewer Provider: City of Troy
Sewer Service: 15"
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Service: 6"
Gas Location: On Commercial Dr
Electric Provider: Ameren/SW Co Op
Electric Service: 12.5/7.W kV
Electric Location: On Site

Property Description

Developed Industrial lots located off I-55 at Hwy 40 in Troy, IL. All utilities on site and water detention in place. Build-to-suit projects and land leases are also available.