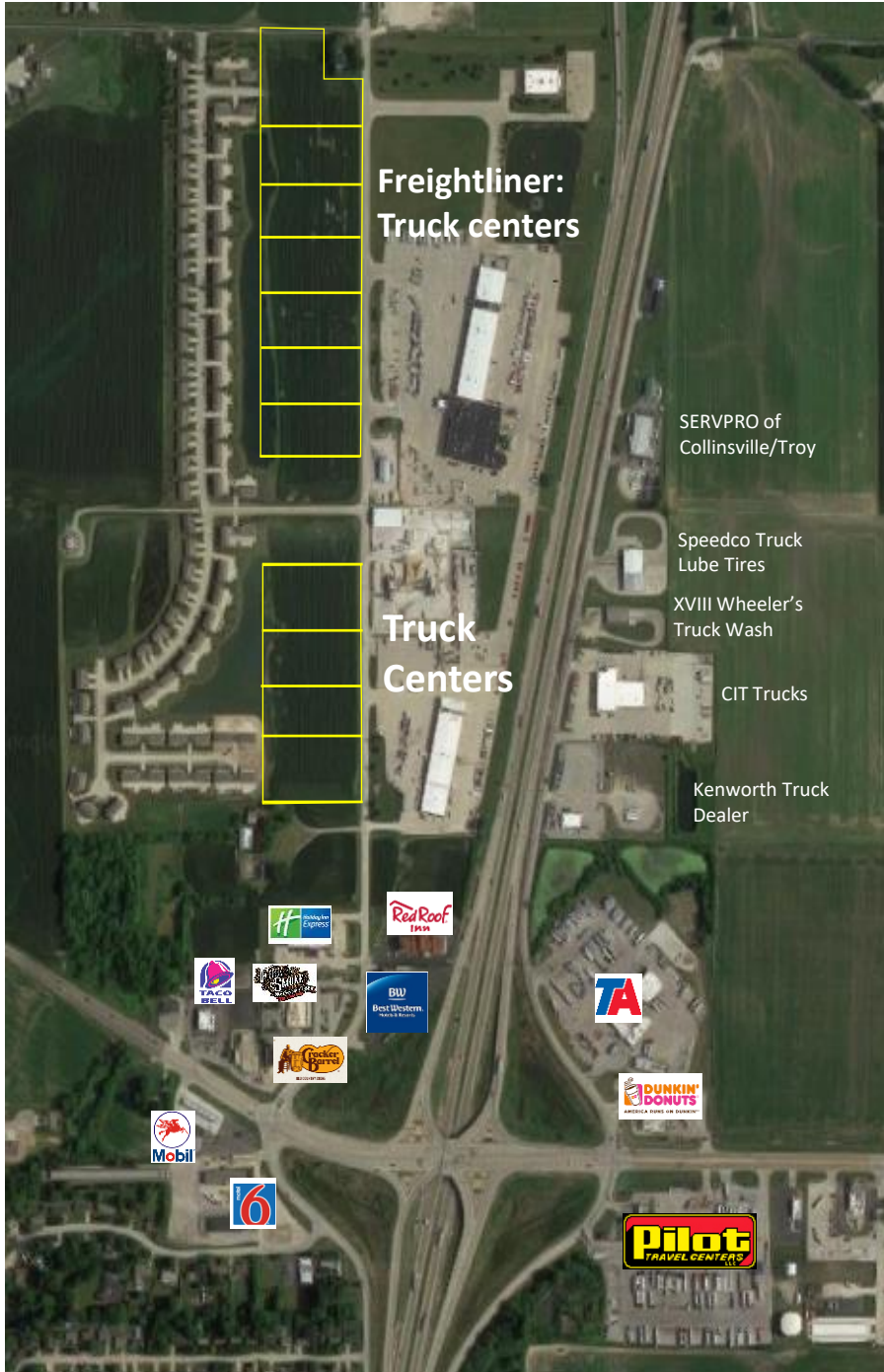


Industrial Land for Sale

Rt 162 & Formosa Road, Troy IL 62294



PROPERTY OVERVIEW

- Zoned I-1, light industrial
- Enterprise Zone
- All utilities
- 1-16 acres contiguous
- Will divide
- Will do build to suits
- Preliminarily plotted lots
- Excellent I-55 access
- Outdoor storage allowable
- New single-point diamond interchange
- Lots are approx 450'± x 200'±, but can be changed

ASKING PRICE

\$2.00 - \$2.75 psf

FOR INFO, CONTACT:

David Wittenauer | President
david@wittenauerproperties.com
Office: 618-632-5850
Mobile: 618-719-1197

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Lot 1
3.52 Acres

Lot 2
2.1 Acres

Lot 3
2.1 Acres

Lot 4
2.1 Acres

Lot 5
2.1 Acres

Lot 6
2.1 Acres

Lot 7
2.1 Acres

Lot 10
2.07 Acres

Lot 11
2.07 Acres

Lot 12
2.07 Acres

Lot 13
2.68 Acres

Lot	\$ psf	Price per lot
1	\$2.00	\$306,662.00
2 - 7	\$2.00	\$182,952.00
10 - 12	\$2.75	\$247,964.75
13	\$2.75	\$321,035.00

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TRAFFIC COUNTS

I-55: 49,500 vpd
Hwy 162; 15,300 vpd

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Demos	3 Miles	5 miles	10 miles
Population	21,747	60,483	139,510
Households	8,393	23,513	53,646
Avg HH Inc.	\$109,455	\$113,587	\$102,837