

FOR SALE

3.7 ACRE (+/-) COMMERCIAL SITE
7200 MONTCLAIR RD. (HIGHWAY 111)
GODFREY, IL



- 3.7 (+/-) ACRE COMMERCIAL ZONED SITE
- 2 PARCELS, 300' FRONTAGE ON MONTCLAIR RD. (HIGHWAY 111)
- **TIF APPROVED DISTRICT**
- **ENTERPRISE ZONE (STATE APPROVED)**
- LEVEL SITE
- 1500 SQ.FT. BLDG. ON SITE (50' X 30') (22' CEILINGS, CLEARSPAN, STORAGE/MEZZANINE AREA)
- 2 BLOCKS FROM INTERSTATE I-255 AND HWY 111 EXIT
- IDEAL USES: TRANSPORT, STORAGE, TRUCKING, CONTRACTING, CONSTRUCTION LOCATIONS

Ill. Managing Broker Lic# 471.004414

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