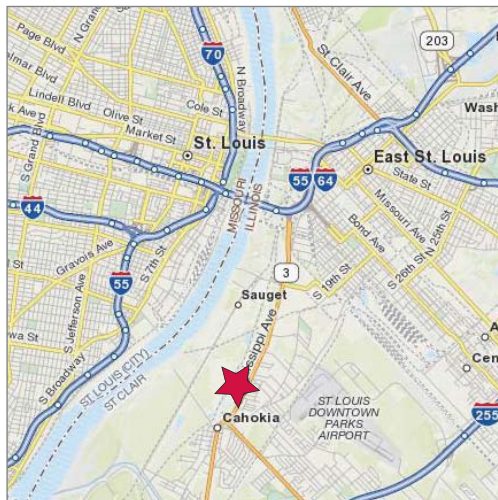


# FOR SALE

## 4.5± Acres Industrial Land

4050 Mississippi Ave (Route 3), Cahokia IL 62206



### Property Highlights

- Frontage on Mississippi Ave (Rte 3)
- Level site
- Zoned industrial (M-2)
- Located in TIF district
- Minutes from downtown St. Louis & interstates I-55, I-64, I-70, I-44 & I-255
- Near St. Louis Downtown Airport
- 2009 real estate taxes: \$1,702

### Sale Price

\$190,000



Commercial Real Estate Services, Worldwide.

### Contact

David Wittenauer, CCIM  
618 632 3060  
dwittenauer@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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