



Premier Industrial Land for Sale - Madison County Illinois

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:
00 US Highway 40
Highland, IL 62249

PRICE: \$400,000
ACRES: 11
COUNTY: Madison

PROPERTY HIGHLIGHTS:

- 30 Minutes from St. Louis sides
- Premier 11 Acre Industrial Location to expand your business
- 800 ft of US 40 road frontage
- Road frontage on north and west
- About 1/2 mile west of I-70 at exit 34
- IDOT permitting completed for access to US 40

PROPERTY DESCRIPTION:

Located a few miles east of Highland just off Interstate 70 on US Hwy 40 these 11 surveyed acres offer an excellent opportunity to expand a business or the perfect location to start up a new one.

There are approximately 800 feet of road frontage on US 40 and another 400ft on the west side bordered by Final Drive. The seller has completed the permitting process through the Illinois Department of Transportation granting the access point directly onto US 40.

The possibilities are endless for this prime location!



PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals