



ROME
WEST
REALTY

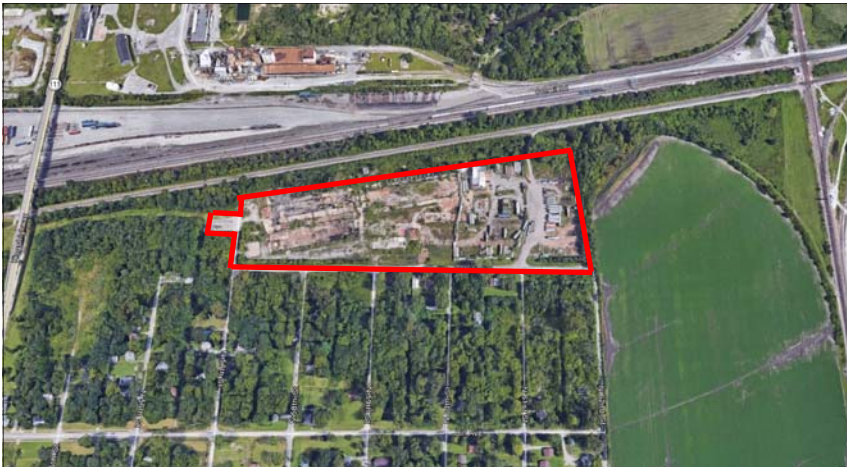
2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

5701-6001 Industrial Ave. & 2361 N 57th St. Washington Park, IL 62204

18.19 ± Acres Industrial Land

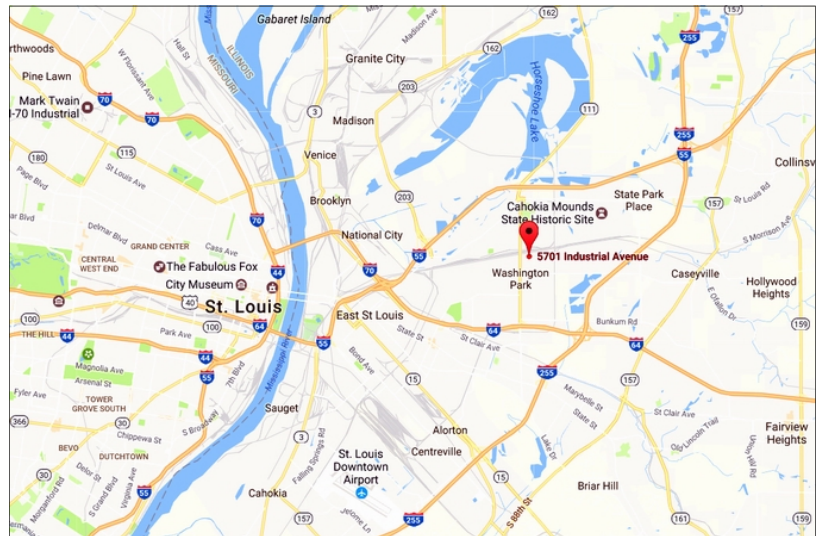
Rail on Northern Border - Active Ameren Substation at Northwestern Boundary



- Existing use on part of site: :
Semi-truck & trailer repair
Metal fabrication
- Previous Air force plant used
as a foundry that forged heavy
armaments in WWII
- Later Good Year Tire & Rubber Company
made pre-fabricated homes
- Funding and incentives available for
qualified projects in St. Clair County, IL
- Access: 3 ± miles from I-55 & IL 111

FOR SALE: \$199,000

Owner will finance to acceptable Buyer
or offer discount for cash closing



Rome West Realty LLC is the listing broker of this property and therefore represents the owner.

Missouri Broker Disclosure Form

Rome West Realty LLC does not represent the buyer or tenant when showing this property or providing information, unless otherwise agreed to in writing.

CONTACT Joe Carpenter 314-862-6117 joe.carpenter@romewestrealtyllc.com
Susan Sauer 314-660-0222 susan.sauer@romewestrealtyllc.com