



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

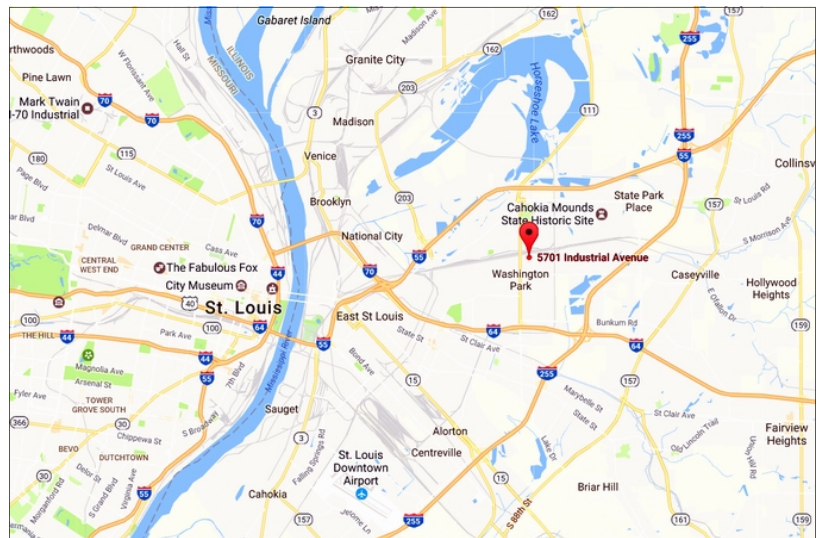
Rail on Northern Border - Active Ameren Substation at Northwestern Boundary



- 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



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