

3101 MISSISSIPPI AVE

SAUGET, IL 62206

FOR SALE: \$4,750,000



STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES

3101 Mississippi Ave

PROPERTY LOCATION

BRIAN MCCUNE

314.276.5493 (CELL)

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STEVE BAHN

314.503.7601 (CELL)

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In-State Broker

Brian Brockman 513.898.1551

License #478027324

Bang Realty-Illinois Inc 471020548

bor@bangrealty.com

Property Summary

- 24.68-acre lot
- Graveled, fenced, & gated lot with frontage on Highway 3
- Site development began in 2024 for Managed Truck Parking, with completion expected by Summer 2025.
- Ideal for managed truck parking, trucking operations, industrial outdoor storage, laydown yard, and many other uses
- Close proximity to Highways 64, 55, 44, & 70
- Adjacent to the Phillips 66 Truck Terminal
- Zoned Industrial with Industrial Outdoor Storage (IOS) allowed



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



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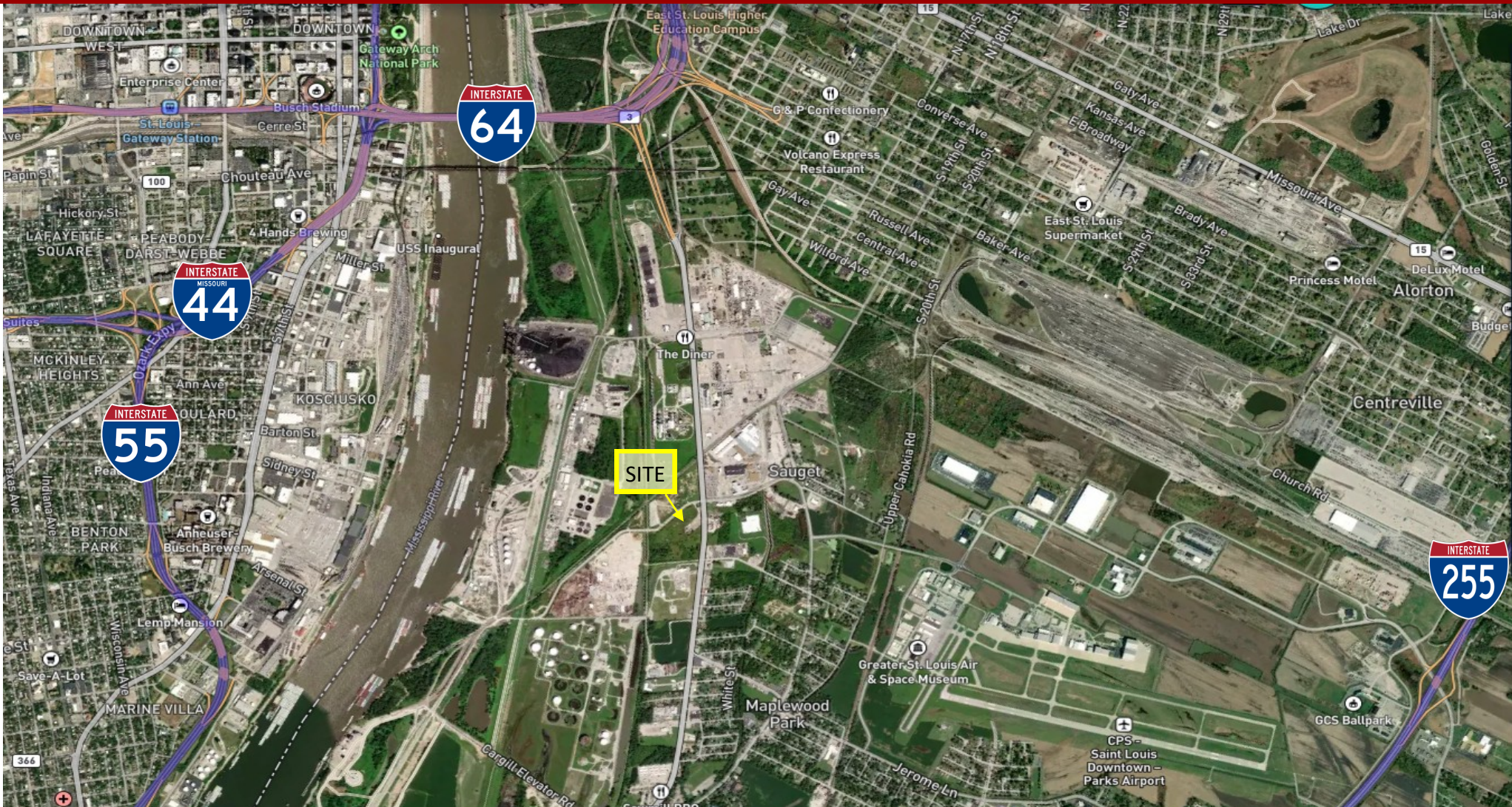
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