

FOR SALE

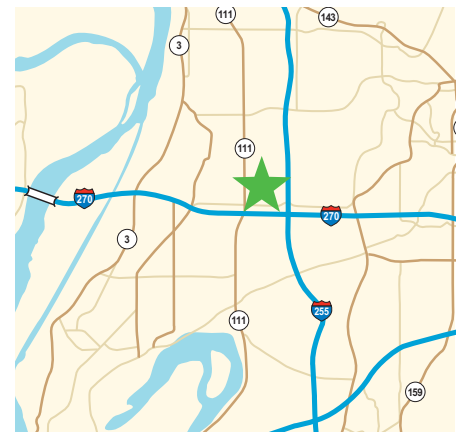
383.62
Acres

Call for Pricing



Highway 111 & Robbins Road, Hartford, Illinois 62048

- Zoned Heavy Industrial - Village of Hartford
- Enterprise Zone Benefits
- Significant extended TIF Benefits
- Excellent access to major interstates
- Rail Served - Kansas City Southern
- Flat Topography
- All Utilities Available
- Priced to sell as (1) parcel (call for pricing and informational packet)



For more information, contact:

Mike Searles, SIOR
314.746.0323

7701 Forsyth Boulevard
Suite 500
St. Louis, Missouri 63105

cassidyturley.com

**Cassidy
Turley** / Commercial
Real Estate Services



Highlights

Location: Located in Hartford, Illinois at Highway 111 and Robbins road with easy access to Interstate 270 and Interstate 255. The 270/255 circumferential loop provides access to the entire St. Louis Metropolitan area and connects with the four major interstates (I-70, I-44, I-55 I-64) and easy access to I-80 in the Quad Cities, all serving the Midwest and the Nation.

Truck Transportation: Over 190 carriers serve the Metropolitan St. Louis Region.

Air Transportation: Close proximity to Lambert St. Louis International Airport and St. Louis Regional Airport in Bethalto, IL.

Rail Transportation: Rail Possible to each site Rail access via Kansas City Southern main line on the West boundary with direct access to CSX and Norfolk Southern and interchange connectivity to Union Pacific, Burlington Northern Santa Fe and Canadian National via Alton and Southern Railroad.

Workforce: Exceptionally friendly business oriented community. Large and well trained workforce.

Economic Benefits

Significant Long Term TIF Benefits:
(Consultant available to discuss)

Utility Tax Exemption: For 5 years, a business making a \$5,000,000 investment, and employing 200 or more, can obtain a 100% utility tax exemption (renewable for 5 year periods up to a total of 20 years).

Machinery and Equipment Tax Exemption: 6.25% sales tax exemption on purchases of tangible personal property used or consumed in the manufacturing or assembly process, when making a \$5,000,000 investment and employing 200 or more.

Sales Tax Exemption: 6.50% sales tax exemption on building materials purchased in the State of Illinois.

Payroll Tax Credit: Up to 3% of payroll offered as a tax credit to employers when employing 200 or more and making a \$5,000,000 investment.

Job Tax Credit: \$500 state income tax credit per hire of "Dislocated Worker" or "Economically Disadvantaged Individual".

Investment Tax Credit: 0.5% tax credit for investments in machinery, equipment and buildings.

According to the latest issue of Expansion Management Magazine:

"St. Louis is ranked #1 for the transportation and warehouse workforce, #5 in both interstate and rail infrastructure and #6 out of 362 Metro areas as the nations most logistics friendly areas."

Distance to Major Cities

Chicago	294 Miles
Cincinnati	351 Miles
Columbus	418 Miles
Detroit.....	550 Miles
Indianapolis	243 Miles
Kansas City	253 Miles
Little Rock.....	345 Miles
Louisville.....	284 Miles
Milwaukee	373 Miles
Minneapolis	622 Miles
Memphis	284 Miles
Nashville.....	308 Miles