

For Sale

Semi-Trailer Parking Facility with Land

E. Chain of Rocks Rd.
Pontoon Beach, IL 62040



State-of-the-Art Semi-Trailer Parking Facility

- 13.521-acre Site with 254 Stalls
- Each Stall is \$175.00 per month
- 24/7 recorded video surveillance
- 24/7 access to clients with secure key-pad entry
- Back-up generators on site

Additional Land with Frontage on I-270

- 4.37 acres
- Visibility from I-270
- Great for Developer
- Easy Access to IL. Rt. 111 & I-270

Portfolio Sale Price: \$7,300,000.00



Image Above: Semi-Trailer Parking Facility



Image Above: Additional Land

Robert D. Cissell, CCIM

Owner/Managing Broker

Phone: (636) 970-0330

bobcissell@cissellmueller.com

Danny Wapelhorst

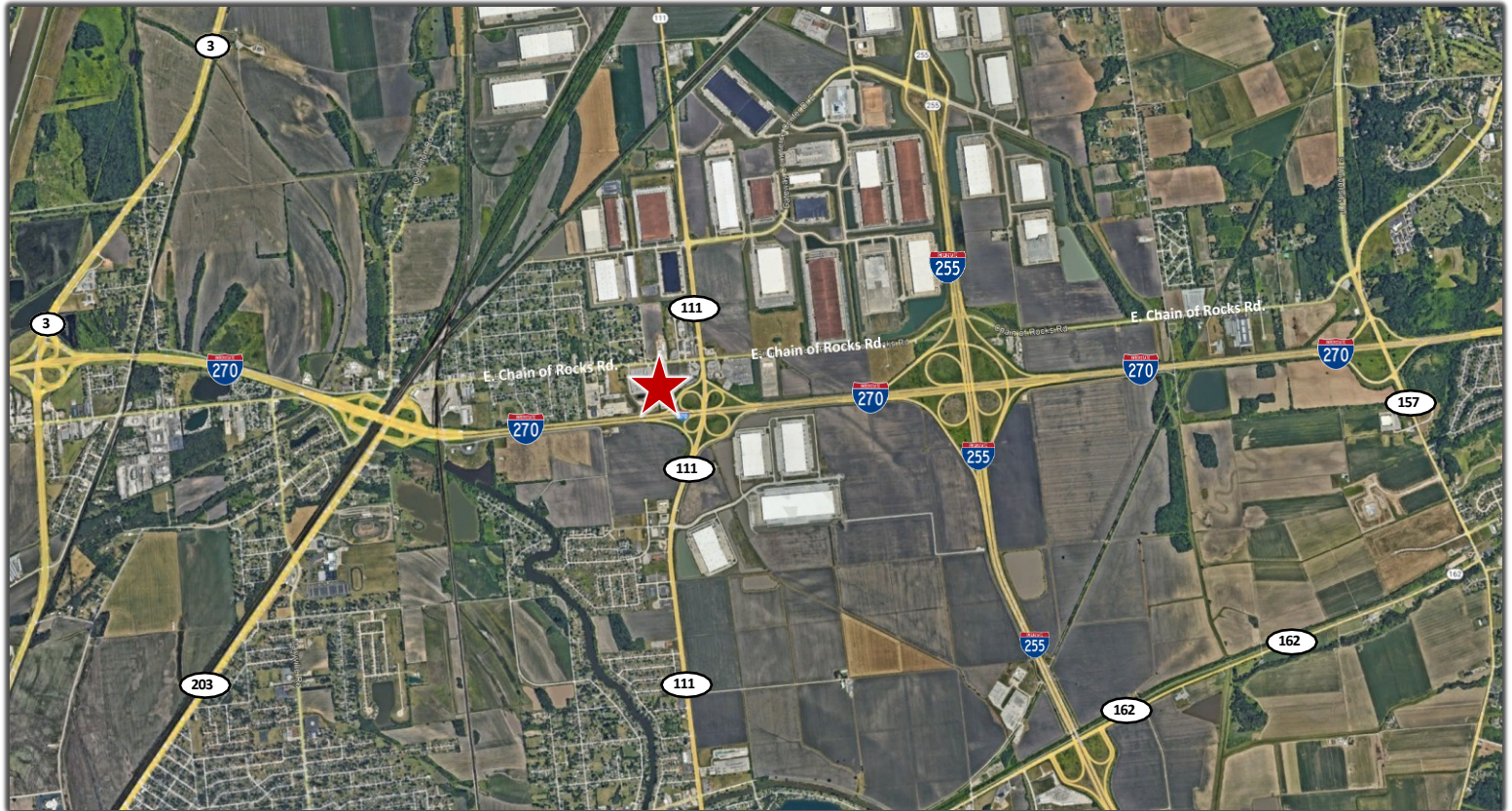
Vice President

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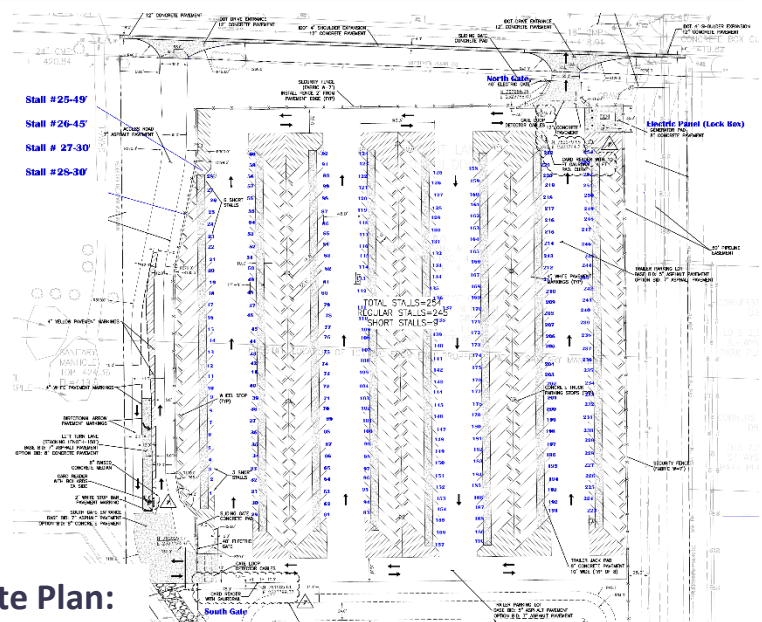
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Traffic Counts:

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Not Available	Not Available No	2,560	2020	0.09 mi
East Chain of Rocks Road	-	4,966	2022	0.18 mi
E Chain of Rocks Rd	Liberty Pl W	4,468	2022	0.19 mi
I- 270	State Hwy111 W	50,810	2022	0.19 mi
State Rte 111	I- 270 S	16,082	2022	0.20 mi
State Rte 111	I- 270 N	16,082	2022	0.20 mi
E Chain of Rocks Rd	Paradise Ln E	4,254	2022	0.22 mi
Paradise Ln	E Chain of Rocks Rd S	103	2022	0.25 mi
State Rte 111	Chain of Rocks Rd N	14,328	2022	0.25 mi
Frontage Rd	State Hwy111 SW	1,259	2022	0.31 mi



Semi-Trailer Parking Site Plan:

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