**West Industrial Park - Chesley Industrial**

**West Industrial Park (Chesley Industrial Park)**
0 Neon Drive, Mount Vernon, Illinois 62864 - Jefferson County

### Property Details

- **Type of space**: Vacant Land
- **Min Size**: 1 acres
- **Max Size**: 95 acres
- **Last Updated**: 5/21/2020

### Availability

- **Sale Price**: $20,000.00
- **For Sale**: Yes
- **Sale Terms**: per acre - negotiable - City-owned property

### Site Details

- **Lot Size**: 4138200 sf
- **Contiguous Acres Available for Development**: 40 acres
- **Current Use**: Agricultural
- **Parcel**:
- **Total Acres**: 95 acres
- **Industrial Park**: Yes
- **Property Description**: The Chesley Industrial Park has all roads, sewer and water in place. One manufacturer, Phoenix Modular Elevator has purchased and built in the northeast corner. While 95 acres is currently available, the largest piece of land not divided by a road is 40 acres. Private property owners have adjacent property available to the south and east, all within the West Side TIF District and Enterprise Zone. Prices for this land may vary but, in total, 172 additional adjacent acres is known to be for sale.

### Incentives

- **Enterprise Zone**: Yes
- **Foreign Trade Zone**: Yes

### Transportation

- **Nearest Airport**: Mt. Vernon Outland Airport
- **Distance to Airport**: 7.9 miles
- **Port/Barge Access**: Yes
- **Distance to Port/Barge**: 79
- **Nearest Interstate**: I-57 I-64
- **Distance to Interstate**: 0.5 miles
- **Nearest Highway**: I57 - I 64
- **Distance to Major Highway**: 0.5 miles

### Other

- **Zoning**: IPCA PUD

### Contacts

- **Company**: Jefferson County Development Corporation
- **Name**: Anthony P Iriti
- **Phone**: 618-244-3554
- **Mobile Phone**: 618
Great Site for large-scale warehousing or industrial development. This site is close to Interstate I 57/ I 64 and accessible from exit 94 or 95 in Mt. Vernon, Illinois. CSX rail within 1.47 miles of the Industrial Park. There is an additional 172.11 acres east and southeast of this site. The Industrial Park is located within the West Side TIF and Enterprise Zone, and is currently zoned by the City of Mt. Vernon as IPCA-PUD (Industrial Park Conservation Area - Planned Unit Development).