

# 1659 saugnet business blvd

## 1659 Sauget Business Blvd: A Comprehensive Guide

Introduction:

### Unlocking the Potential of 1659 Sauget Business Blvd: A Prime Commercial Location

This comprehensive guide delves into the multifaceted aspects of 1659 Sauget Business Blvd, exploring its location, potential uses, surrounding infrastructure, and overall commercial viability. Whether you're a potential buyer, tenant, investor, or simply curious about this specific address, this resource aims to provide a detailed and informative overview. We'll examine the property itself, the surrounding business environment, and the advantages of this location within the broader context of the Sauget, Illinois market.

Article Outline:

- I. Property Overview: Description of the building at 1659 Sauget Business Blvd, including size, features, and current condition.
- II. Location and Accessibility: Analysis of the location's accessibility via major roadways, proximity to amenities, and its strategic placement within the commercial landscape.
- III. Surrounding Business Environment: Examination of nearby businesses, competition, and the overall business climate of the immediate vicinity.
- IV. Market Analysis: Assessment of the current commercial real estate market in Sauget, Illinois, and how 1659 Sauget Business Blvd fits within this market.
- V. Potential Uses and Opportunities: Exploration of various business types that would thrive at this location, considering its features and surrounding environment.
- VI. Infrastructure and Utilities: Details regarding access to utilities (water, electricity, gas, internet), and any special infrastructure considerations.
- VII. Investment Potential: An assessment of the property's investment potential for both short-term and long-term returns.
- VIII. Contact Information and Resources: Providing relevant contact details for inquiries and further information.

Body:

## I. Property Overview:

### **1659 Sauget Business Blvd: Building Features and Specifications**

The specific details of the building at 1659 Sauget Business Blvd require further research and may include size in square feet, number of floors, parking availability, loading docks, and any unique architectural features. This information would be obtained through official property listings or directly from the property owner/manager.

## II. Location and Accessibility:

### **Strategic Location: Enhancing Accessibility and Convenience**

The location of 1659 Sauget Business Blvd offers crucial insights into its potential. Its proximity to major highways and transportation networks directly impacts accessibility for both employees and customers. Analyzing the travel times to nearby residential areas, other commercial centers, and key transportation hubs provides a clear picture of its convenience.

## III. Surrounding Business Environment:

### **Analyzing the Competitive Landscape and Synergy**

Understanding the competitive landscape surrounding 1659 Sauget Business Blvd is crucial. Identifying the types of businesses already established in the area helps assess potential synergy and competition. This analysis will shed light on market saturation and opportunities for differentiation.

## IV. Market Analysis:

### **Sauget Commercial Real Estate Market Trends**

A detailed market analysis of Sauget, Illinois, is essential. This would include analyzing current market values, vacancy rates, rental rates, and overall growth trends in the commercial real estate sector. This analysis will help determine the property's position within the broader market.

## V. Potential Uses and Opportunities:

## **Identifying Suitable Business Types for the Property**

Based on the property's features, location, and surrounding business environment, specific business types can be identified as potential occupants. This could include warehousing, light manufacturing, distribution centers, or office spaces, depending on the building's size and layout. A thorough feasibility study would be beneficial.

VI. Infrastructure and Utilities:

## **Ensuring Seamless Operations: Utilities and Infrastructure**

Access to reliable utilities—electricity, water, gas, and high-speed internet—is vital for any business. This section would detail the availability and capacity of these utilities at 1659 Sauget Business Blvd. Any unique infrastructural features or limitations would also be addressed here.

VII. Investment Potential:

## **Assessing Return on Investment (ROI) and Future Value**

Evaluating the potential return on investment (ROI) for 1659 Sauget Business Blvd is crucial for prospective investors. This would involve analyzing factors like property value appreciation potential, rental income projections, and overall market stability. A thorough risk assessment should also be included.

VIII. Contact Information and Resources:

## **Getting in Touch: Finding More Information**

This section would provide contact information for inquiries related to the property, including the property owner, leasing agent, or real estate broker. It will also list useful links to relevant resources such as local government websites, zoning information, and property tax records.

Conclusion:

1659 Sauget Business Blvd presents a compelling opportunity within the Sauget, Illinois commercial real

estate market. Through a thorough understanding of its location, features, surrounding businesses, and overall market dynamics, potential buyers, tenants, and investors can make informed decisions about its suitability for their specific needs and goals. Further due diligence is always recommended before making any significant investments.

#### Frequently Asked Questions (FAQs):

What type of businesses are suitable for 1659 Sauget Business Blvd? This depends on the building's specifics (size, layout, etc.) but could range from warehousing and distribution to light manufacturing or office spaces.

What is the current market value of the property? This would require a professional appraisal or review of recent comparable sales in the area.

What is the availability of parking and loading docks? This information needs to be obtained from property listings or the property manager.

What are the zoning regulations for this property? This information is usually available through the local government's planning and zoning department.

How accessible is the location via public transportation? This would require researching the proximity to bus routes or other public transportation options.

#### Related Keywords:

Sauget Business Blvd, Sauget Illinois commercial real estate, commercial property Sauget, business space for rent Sauget, warehouse space Sauget, industrial space Sauget, office space Sauget, investment opportunities Sauget, Sauget property for sale, 1659 Sauget Business Blvd property details, Sauget Illinois business market, commercial real estate market analysis Sauget.

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**1659 sauget business blvd:** D and B Million Dollar Directory , 2009

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**1659 sauget business blvd: Compliance Status of Major Air Pollution Facilities** United States. Environmental Protection Agency. Office of Enforcement, 1978

**1659 sauget business blvd: Real-Time System Management Information Program (US Federal Highway Administration Regulation) (Fhwa) (2018 Edition)** The Law The Law Library, 2018-09-22 Real-Time System Management Information Program (US Federal Highway Administration Regulation) (FHWA) (2018 Edition) The Law Library presents the complete text of the Real-Time System Management Information Program (US Federal Highway Administration Regulation) (FHWA) (2018 Edition). Updated as of May 29, 2018 Section 1201 of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) requires the Secretary of Transportation (Secretary) to establish a Real-Time System Management Information Program that provides, in all States, the capability to monitor, in real-time, the traffic and travel conditions of the major highways of the United States and to share that data with State and local governments and with the traveling public. This proposed rule would establish minimum parameters and requirements for States to make available and share traffic and travel conditions

information via real-time information programs. This book contains: - The complete text of the Real-Time System Management Information Program (US Federal Highway Administration Regulation) (FHWA) (2018 Edition) - A table of contents with the page number of each section

**1659 sauguet business blvd: Design and Operation of Heat Exchangers and their Networks** Wilfried Roetzel, Xing Luo, Dezhen Chen, 2019-10-04 Design and Operation of heat Exchangers and Their Networks presents a comprehensive and detailed analysis on the thermal design methods for the most common types of heat exchangers, with a focus on their networks, simulation procedures for their operations, and measurement of their thermal performances. The book addresses the fundamental theories and principles of heat transfer performance of heat exchangers and their applications and then applies them to the use of modern computing technology. Topics discussed include cell methods for condensers and evaporators, dispersion models for heat exchangers, experimental methods for the evaluation of heat exchanger performance, and thermal calculation algorithms for multi-stream heat exchangers and heat exchanger networks. - Includes MATLAB codes to illustrate how the technologies and methods discussed can be easily applied and developed - Analyses a range of different models, applications, and case studies in order to reveal more advanced solutions for industrial applications - Maintains a strong focus on the fundamental theories and principles of the heat transfer performance of heat exchangers and their applications for complex flow arrangement

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**1659 sauguet business blvd: The Good Thief** Hannah Tinti, 2008-08-26 Richly imagined, gothically spooky, and replete with the ingenious storytelling ability of a born novelist, The Good Thief introduces one of the most appealing young heroes in contemporary fiction and ratifies Hannah Tinti as one of our most exciting new talents. NAMED ONE OF THE BEST BOOKS OF THE YEAR BY The New York Times Book Review • The Washington Post • San Francisco Chronicle • Kirkus Reviews Winner of the Center for Fiction First Novel Prize and an American Library Association Alex Award Twelve year-old Ren is missing his left hand. How it was lost is a mystery that Ren has been trying to solve for his entire life, as well as who his parents are, and why he was abandoned as an infant at Saint Anthony's Orphanage for boys. He longs for a family to call his own and is terrified of the day he will be sent alone into the world. But then a young man named Benjamin Nab appears, claiming to be Ren's long-lost brother, and his convincing tale of how Ren lost his hand and his parents persuades the monks at the orphanage to release the boy and to give Ren some hope. But is Benjamin really who he says he is? Journeying through a New England of whaling towns and meadowed farmlands, Ren is introduced to a vibrant world of hardscrabble adventure filled with outrageous scam artists, grave robbers, and petty thieves. If he stays, Ren becomes one of them. If he goes, he's lost once again. As Ren begins to find clues to his hidden parentage he comes to suspect that Benjamin not only holds the key to his future, but to his past as well. Praise for The Good Thief Every once in a while—if you are very lucky—you come upon a novel so marvelous and enchanting and rare that you wish everyone in the world would read it, as well. The Good Thief is just such a book—a beautifully composed work of literary magic.—Elizabeth Gilbert, author of Eat, Pray, Love Darkly transporting . . . [In] The Good Thief, the reader can find plain-spoken fiction full of traditional virtues: strong plotting, pure lucidity, visceral momentum and a total absence of writerly mannerisms. In Ms. Tinti's case that means an American Dickensian tale with touches of Harry Potterish whimsy, along with a macabre streak of spooky New England history.—New York Times

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**1659 sauguet business blvd:** *A Christmas Card* Paul Theroux, 1978 Lost in a New England snowstorm, a family is sheltered by a mysterious old man who disappears the next morning, leaving behind a magical Christmas card.

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**1659 sauguet business blvd:** *30 Pieces of Silver* Carolyn McCray, 2012-09-18 The Eiffel Tower is attacked... by a Christian suicide bomber. Within the twisted wreckage a cache of bones is found. Bones that are inscribed with ancient Greek, letters that identify the remains as those of John the Baptist--along with a promise to guide the seeker to the tomb of the Savior himself. Tasked with untangling this millennia-old mystery, Dr. Rebecca Monroe, a paleoarchaeologist, and Special Forces sergeant Vincent Brandt are hounded across three continents as they attempt to piece together the bones' clues. But their quest will not be an easy one. Born at the foot of the Cross, a secret society known only as the Knot has guarded the Savior's bones, and its members will do anything--even commit genocide--to protect the dark and controversial truth of Christ's final days.

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