

SIX THIRTY INDUSTRIAL PARK

AVAILABLE ACREAGE:	1 to 12 acre lots
LOCATION:	Located on south side of Cape Girardeau on Southern Expressway (old Highway 74).
SITE TOPOGRAPHY:	Flat to rolling
CURRENT USE:	Industrial and Commercial
ZONING:	M-2, Heavy Industrial
ENTERPRISE ZONE:	Yes
TIF DISTRICT:	No
HIGHWAY ACCESS:	Adjacent to Southern Expressway, Interstate 55 is approximately 2 miles from site.
RAIL ACCESS:	Burlington Northern-Santa Fe Railroad, approximately 1 mile from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
RIVERPORT ACCESS:	Southeast Missouri Regional Port, approximately 7.2 miles from site.
AIRPORT ACCESS:	Cape Girardeau Regional Airport, approximately 4.6 miles from site.
ELECTRICITY:	Ameren UE, 12,000 volt line adjacent to property on south, interruptible service available
NATURAL GAS:	Ameren UE, 3" line adjacent to property on south and east, Interruptible service available
WATER:	City of Cape Girardeau, 12" line on site
SEWER:	City of Cape Girardeau, 8" and 36" lines on site
PRICE:	\$35,000 to \$45,000 per acre
OWNER:	630 Industrial Group
CONTACT:	Tom Kelsey, Broker Lorimont Place Ltd. 276 S. Mount Auburn Road Cape Girardeau, MO 63703 Phone: 573-334-5200 Fax: 573-332-5697 E-Mail: tkelsey@lorimont.com www.lorimont.com