

# NASH ROAD INDUSTRIAL PARK

<b>AVAILABLE ACREAGE:</b>	300+ acres
<b>LOCATION:</b>	Located just south of the City of Cape Girardeau on Missouri Route AB (Nash Road).
<b>SITE TOPOGRAPHY:</b>	Level
<b>CURRENT USE:</b>	Agricultural and Industrial
<b>ZONING:</b>	Not currently zoned, but located in industrial area of Cape Girardeau County
<b>ENTERPRISE ZONE:</b>	Yes
<b>TIF DISTRICT:</b>	No
<b>HIGHWAY ACCESS:</b>	Missouri Route AB (Nash Road) serves the industrial park. Interstate 55 borders site.
<b>RAIL ACCESS:</b>	Spur of Burlington Northern-Santa Fe Railroad serves the site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
<b>RIVERPORT ACCESS:</b>	Southeast Missouri Regional Port, approximately 4 miles from site.
<b>AIRPORT ACCESS:</b>	Cape Girardeau Regional Airport, approximately 1.4 miles from site.
<b>ELECTRICITY:</b>	Ameren UE, on-site, 12,000 volt, 34,000 volt line 1,000 feet north, interruptible service available.
<b>NATURAL GAS:</b>	Ameren UE, Two 4" high pressure lines along Nash Road, interruptible service available.
<b>WATER:</b>	City of Cape Girardeau, 12" line along Nash Road
<b>SEWER:</b>	Greater Cape Girardeau Industrial Sewer District, 12" line along Nash Road
<b>PRICE:</b>	\$15,000 to \$20,000 per acre; negotiable
<b>OWNER:</b>	Greater Cape Girardeau Area Benevolent Association
<b>CONTACT:</b>	John E. Mehner, Secretary Greater Cape Girardeau Area Benevolent Association 1267 North Mount Auburn Road Cape Girardeau, Missouri 63701 Phone: 573-335-3312