

RUST AVENUE INDUSTRIAL PARK

AVAILABLE ACREAGE:	0.5-8 acre lots
LOCATION:	Located at the intersection of Rust Avenue and Minnesota Avenue in the City of Cape Girardeau.
SITE TOPOGRAPHY:	Level
CURRENT USE:	Industrial, Commercial and Agricultural
ZONING:	M-1 light Industrial
ENTERPRISE ZONE:	Yes
TIF DISTRICT:	No
HIGHWAY ACCESS:	Minnesota Avenue connects directly with Southern Expressway. Interstate 55 is approximately 5 miles from the 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 12 miles from site.
AIRPORT ACCESS:	Cape Girardeau Regional Airport, approximately 8 miles from site.
ELECTRICITY:	Ameren UE, on-site, 12,000 volt, 34,500 volt line adjacent along Wilson Road, interruptible service available
NATURAL GAS:	Ameren UE, on-site, 3" line along Rust Avenue and Rusmar Street, interruptible service available
WATER:	City of Cape Girardeau, on-site, 8" line along Rust Avenue and Minnesota Avenue
SEWER:	City of Cape Girardeau, 8" line along Rust Avenue, Minnesota Avenue and Wilson Road
PRICE:	\$35,000 per acre
OWNER:	Charles Blattner
CONTACT:	Rick Blattner Blattner Engineering, Inc. 2100 Rust Avenue Cape Girardeau, Missouri 63703 Phone: 573-339-1129