

SEABAUGH INDUSTRIAL PARK

AVAILABLE ACREAGE:	10 acres
LOCATION:	Located on the south side of the City of Jackson, on Missouri Route PP.
SITE TOPOGRAPHY:	Level to rolling
CURRENT USE:	Industrial
ZONING:	M-2, Heavy Industrial
ENTERPRISE ZONE:	No
TIF DISTRICT:	No
HIGHWAY ACCESS:	Missouri Route PP is eastern border of site. Interstate 55 is approximately 6 miles from site.
RAIL ACCESS:	St. Louis Iron Mountain and Southern Railway, ½ mile. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
RIVERPORT ACCESS:	Southeast Missouri Regional Port, approximately 15 miles from site.
AIRPORT ACCESS:	Cape Girardeau Regional Airport, approximately 12 miles from site.
ELECTRICITY:	City of Jackson, on-site, 12,475 volt line, interruptible service not available
NATURAL GAS:	Atmos Energy, 4" line serves site, interruptible service available
WATER:	City of Jackson, 8" line on site
SEWER:	City of Jackson, 8" line on site
PRICE:	Call for Price
OWNER:	Local businessman
CONTACT:	Chris Penzel Penzel and Company, Inc. P.O. Box 69 Jackson, MO 63755 Phone: 573-204-7123