

SOUTHERN EXPRESSWAY/ SPRIGG STREET INDUSTRIAL SITE

AVAILABLE ACREAGE:	39.2 acres
LOCATION:	Located at the intersection of Southern Expressway and Sprigg Street in the City of Cape Girardeau.
SITE TOPOGRAPHY:	Level to sloping
CURRENT USE:	Industrial, Commercial and Vacant
ZONING:	M-2, Heavy Industrial
ENTERPRISE ZONE:	Yes
TIF DISTRICT:	No
HIGHWAY ACCESS:	Southern Expressway serves site. Interstate 55 is approximately 2.5 miles from site.
RAIL ACCESS:	Burlington Northern-Santa Fe Railroad, approximately 1/8 mile from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
RIVERPORT ACCESS:	Southeast Missouri Regional Port, approximately 7.5 miles from site.
AIRPORT ACCESS:	Cape Girardeau Regional Airport, approximately 5 miles from site.
ELECTRICITY:	Ameren UE, 12,000 volt line located along Southern Expressway and east of site along Sprigg Street, 34,500 volt line located one block east of Sprigg Street, interruptible service available
NATURAL GAS:	Ameren UE, 8" line adjacent to site
WATER:	City of Cape Girardeau, 12" line adjacent to site
SEWER:	City of Cape Girardeau, 8" line, approximately 1/4 mile southwest of site
PRICE:	Negotiable
OWNER:	630 Industrial Group
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