

IRONTON INDUSTRIAL SITE

AVAILABLE ACREAGE:	16.5 acres
LOCATION:	Located in the City of Ironton, three blocks from State Highway 21.
SITE TOPOGRAPHY:	Level
CURRENT USE:	Vacant
ZONING:	I-1, Light Industrial, I-2, Heavy Industrial
ENTERPRISE ZONE:	Yes
TIF DISTRICT:	No
HIGHWAY ACCESS:	Three blocks from State Highway 21, U.S. Highway 67 is approximately 17 miles from site.
RAIL ACCESS:	Union Pacific Railroad, one block from site, no siding. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
RIVERPORT ACCESS:	Southeast Missouri Regional Port, approximately 78 miles from site.
AIRPORT ACCESS:	Farmington Regional Airport, approximately 17 miles from site, 4,222' lighted concrete runway, fuel and repair service available.
ELECTRICITY:	Ameren UE, on-site, 12,000 volt, 3-Phase, interruptible service available
NATURAL GAS:	Associated Natural Gas Company, 2" line adjacent to site along Polk Street, interruptible service available
WATER:	City of Ironton, 2" line on-site, 6" line approximately 2 blocks from site
SEWER:	City of Ironton, 8" line on site
PRICE:	Negotiable
OWNER:	Arcadia Valley Industrial Development Corporation
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