

# VIBURNUM INDUSTRIAL SITE

<b>AVAILABLE ACREAGE:</b>	5 acres	
<b>LOCATION:</b>	Located on Casteel Drive adjacent to city limits of Viburnum, Missouri.	
<b>SITE TOPOGRAPHY:</b>	Flat	
<b>CURRENT USE:</b>	Vacant	
<b>ZONING:</b>	Not currently zoned	
<b>ENTERPRISE ZONE:</b>	No	
<b>TIF DISTRICT:</b>	No	
<b>HIGHWAY ACCESS:</b>	1/2 mile off State Highway 49, Interstate 44 is approximately 35 miles from site.	
<b>RAIL ACCESS:</b>	Burlington Northern-Santa Fe Railroad, approximately 1/4 mile from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.	
<b>RIVERPORT ACCESS:</b>	Southeast Missouri Regional Port, approximately 120 miles from site.	
<b>AIRPORT ACCESS:</b>	Cuba Municipal Airport, approximately 35 miles from site, 3,420' lighted asphalt runway.	
<b>ELECTRICITY:</b>	Ameren UE, 7,600 volt line just north of the site across Casteel Drive and 3-Phase on-site, 161,000 and 34,000 volt lines 1/2 mile southeast of site, interruptible service available	
<b>NATURAL GAS:</b>	Not available at this time	
<b>WATER:</b>	City of Viburnum, 6" line adjacent to site	
<b>SEWER:</b>	City of Viburnum, 8" adjacent to site	
<b>PRICE:</b>	Negotiable	
<b>OWNER:</b>	The Doe Run Company	
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