

SARGENT INDUSTRIAL PARK

AVAILABLE ACREAGE:	16.6 acres
LOCATION:	Located on the east side of the City of Fredericktown, adjacent to State Highway 72.
SITE TOPOGRAPHY:	Level to rolling
CURRENT USE:	Light Industry and vacant
ZONING:	I-1, Light Industrial, C-2, General Business
ENTERPRISE ZONE:	Yes
TIF DISTRICT:	No
HIGHWAY ACCESS:	Adjacent to State Highway 72, U.S. Highway 67 is approximately 3 miles from site.
RAIL ACCESS:	Union-Pacific Railroad, approximately 22 miles from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
RIVERPORT ACCESS:	Southeast Missouri Regional Port, approximately 54 miles from site.
AIRPORT ACCESS:	Fredericktown Regional Airport, approximately 3 miles from site, 4,000' lighted asphalt runway, fuel and repair service available.
ELECTRICITY:	City of Fredericktown on-site, 3-Phase, interruptible service not available
NATURAL GAS:	Missouri Natural Gas, 2" line on site
WATER:	City of Fredericktown, 8" line on site
SEWER:	City of Fredericktown, 8" line on site
PRICE:	\$15,000 per acre
OWNER:	Barbara A. Sargent
CONTACT:	Renee Sargent Harrison 710 Star Lane Fredericktown, Missouri 63645 Phone: 573-783-5535 Fax: 573-783-5536