

# BONNE TERRE INDUSTRIAL PARK

<b>AVAILABLE ACREAGE:</b>	105.7 acres
<b>LOCATION:</b>	Located on north side of City of Bonne Terre adjacent to U.S. Highway 67.
<b>SITE TOPOGRAPHY:</b>	Gently rolling
<b>CURRENT USE:</b>	Industrial and Agricultural
<b>ZONING:</b>	I-2, Light Industrial
<b>ENTERPRISE ZONE:</b>	No
<b>TIF DISTRICT:</b>	Yes
<b>HIGHWAY ACCESS:</b>	Adjacent to U.S. Highway 67. Interstate 55 is approximately 25 miles from site.
<b>RAIL ACCESS:</b>	Union Pacific Railroad serves the City of Bonne Terre. Nearest containerized rail transfer facility and nearest piggyback service is in St. Louis.
<b>RIVERPORT ACCESS:</b>	Southeast Missouri Regional Port, approximately 95 miles from site.
<b>AIRPORT ACCESS:</b>	Farmington Regional Airport, approximately 15 miles from site, 4,222' lighted concrete runway, fuel and repair service available.
<b>ELECTRICITY:</b>	Ameren UE, on-site
<b>NATURAL GAS:</b>	Missouri Natural Gas will serve site
<b>WATER:</b>	City of Bonne Terre, 10" line on site
<b>SEWER:</b>	City of Bonne Terre, 8" line on site
<b>PRICE:</b>	Negotiable
<b>OWNER:</b>	City of Bonne Terre
<b>CONTACT:</b>	Larry Hughes City Manager City of Bonne Terre 1A Northwood Drive Bonne Terre, MO 63628 Phone: 573-358-2254 Fax: 573-358-1525