

VALLE SPRINGS INDUSTRIAL PARK

AVAILABLE ACREAGE:	8 acres
LOCATION:	Located in City of Ste. Genevieve, adjacent to Missouri Route M.
SITE TOPOGRAPHY:	Level to rolling
CURRENT USE:	Industrial and vacant
ZONING:	I-1, Light Industrial
ENTERPRISE ZONE:	No
TIF DISTRICT:	Yes
HIGHWAY ACCESS:	Located on Missouri Route M, Interstate 55 is approximately 6 miles from site.
RAIL ACCESS:	Burlington Northern-Santa Fe Railroad, approximately 4 miles from site. Nearest containerized rail transfer facility and nearest piggyback service is in St. Louis.
RIVERPORT ACCESS:	Southeast Missouri Regional Port, approximately 52 miles from site. New Bourbon Port (to be constructed), approximately 4 miles from site.
AIRPORT ACCESS:	Perryville Municipal Airport, approximately 10 miles from site, 7,000' lighted concrete runway, fuel and repair service available.
ELECTRICITY:	Citizens Electric Corporation, 12,500 volt, 3-Phase on site, interruptible service not available
NATURAL GAS:	Missouri Natural Gas, 4" line on site, interruptible service available
WATER:	City of Ste. Genevieve, 6" line on site
SEWER:	City of Ste. Genevieve, 8" line on site
PRICE:	\$15,000 per acre, negotiable
OWNER:	Gerald Trautman
CONTACT:	Marv Harman, Director Ste. Genevieve County Office of Economic Development 251 Market Street Ste. Genevieve, MO 63670 Phone: 573-883-7020 Fax: 573-883-7092 Email: marvecdev@brick.net