

MARBLE HILL INDUSTRIAL PARK

AVAILABLE ACREAGE:	1-3 acre lots
LOCATION:	Located on the west side of Marble Hill on north side of State Highway 34.
SITE TOPOGRAPHY:	Flat
CURRENT USE:	Industrial and vacant
ZONING:	I-1, Light Industrial
ENTERPRISE ZONE:	No
TIF DISTRICT:	No
HIGHWAY ACCESS:	Adjacent to State Highway 34, State Highway 51 is approximately 3 miles from site, Interstate 55 is approximately 23 miles from site.
RAIL ACCESS:	Burlington Northern-Santa Fe Railroad, approximately 17 miles from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
RIVERPORT ACCESS:	Southeast Missouri Regional Port, approximately 27 miles from site.
AIRPORT ACCESS:	Twin City Airpark, adjacent to site, 2,575 foot lighted turf runway, fuel service.
ELECTRICITY:	Black River Electric Cooperative, on-site, 3-Phase, 7,620\14,400 volt line, interruptible service not available
NATURAL GAS:	AmerenUE, 2" high pressure main, interruptible service available
WATER:	City of Marble Hill, 8" line on site
SEWER:	City of Marble Hill, 8" line and lift station on site
PRICE:	\$5,000 per acre, negotiable
OWNER:	City of Marble Hill
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