

COHEN TRUST INDUSTRIAL SITE

AVAILABLE ACREAGE:	114.3 acres with additional acreage available (can be subdivided)
LOCATION:	Located adjacent to the Cape Girardeau Regional Airport in Scott County, 5 miles southwest of the City of Cape Girardeau on Interstate 55.
SITE TOPOGRAPHY:	Level
CURRENT USE:	Agricultural
ZONING:	Not currently zoned, but located within industrial area of Cape Girardeau County
ENTERPRISE ZONE:	Yes
TIF DISTRICT:	No
HIGHWAY ACCESS:	Interstate 55 access less than 1.5 miles. Airport Road serves the site area and connects with Missouri Route AB (Nash Road). An access road would have to be constructed to directly serve the site.
RAIL ACCESS:	Spur of Burlington Northern-Santa Fe Railroad serves the industrial area and could be extended to serve the site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
RIVERPORT ACCESS:	Southeast Missouri Regional Port, approximately 4.6 miles from site.
AIRPORT ACCESS:	Cape Girardeau Regional Airport, adjacent to site.
ELECTRICITY:	Ameren UE, 12,000 volt line adjacent on south of site, 34,500 volt line just east of Interstate 55, interruptible service available
NATURAL GAS:	Ameren UE, 3" line located just east of Cape Girardeau Regional Airport, interruptible service available
WATER:	City of Cape Girardeau, 12" line adjacent to site
SEWER:	Greater Cape Girardeau Industrial Sewer District, 12" line located along Nash Road
PRICE:	Negotiable
OWNER:	Cohen Family Trust
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