

RUST AVENUE INDUSTRIAL PARK

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| AVAILABLE ACREAGE: | 0.5-8 acre lots |
| LOCATION: | Located at the intersection of Rust Avenue and Minnesota Avenue in the City of Cape Girardeau. |
| SITE TOPOGRAPHY: | Level |
| CURRENT USE: | Industrial, Commercial and Agricultural |
| ZONING: | M-1 light Industrial |
| ENTERPRISE ZONE: | Yes |
| TIF DISTRICT: | No |
| HIGHWAY ACCESS: | Minnesota Avenue connects directly with Southern Expressway. Interstate 55 is approximately 5 miles from the site. |
| RAIL ACCESS: | Burlington Northern-Santa Fe Railroad, approximately 1 mile from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis. |
| RIVERPORT ACCESS: | Southeast Missouri Regional Port, approximately 12 miles from site. |
| AIRPORT ACCESS: | Cape Girardeau Regional Airport, approximately 8 miles from site. |
| ELECTRICITY: | Ameren UE, on-site, 12,000 volt, 34,500 volt line adjacent along Wilson Road, interruptible service available |
| NATURAL GAS: | Ameren UE, on-site, 3" line along Rust Avenue and Rusmar Street, interruptible service available |
| WATER: | City of Cape Girardeau, on-site, 8" line along Rust Avenue and Minnesota Avenue |
| SEWER: | City of Cape Girardeau, 8" line along Rust Avenue, Minnesota Avenue and Wilson Road |
| PRICE: | \$35,000 per acre |
| OWNER: | Charles Blattner |
| CONTACT: | Rick Blattner Blattner Engineering, Inc. 2100 Rust Avenue Cape Girardeau, Missouri 63703 Phone: 573-339-1129 |