

# SOUTHERN EXPRESSWAY/ SPRIGG STREET INDUSTRIAL SITE

<b>AVAILABLE ACREAGE:</b>	39.2 acres
<b>LOCATION:</b>	Located at the intersection of Southern Expressway and Sprigg Street in the City of Cape Girardeau.
<b>SITE TOPOGRAPHY:</b>	Level to sloping
<b>CURRENT USE:</b>	Industrial, Commercial and Vacant
<b>ZONING:</b>	M-2, Heavy Industrial
<b>ENTERPRISE ZONE:</b>	Yes
<b>TIF DISTRICT:</b>	No
<b>HIGHWAY ACCESS:</b>	Southern Expressway serves site. Interstate 55 is approximately 2.5 miles from site.
<b>RAIL ACCESS:</b>	Burlington Northern-Santa Fe Railroad, approximately 1/8 mile from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
<b>RIVERPORT ACCESS:</b>	Southeast Missouri Regional Port, approximately 7.5 miles from site.
<b>AIRPORT ACCESS:</b>	Cape Girardeau Regional Airport, approximately 5 miles from site.
<b>ELECTRICITY:</b>	Ameren UE, 12,000 volt line located along Southern Expressway and east of site along Sprigg Street, 34,500 volt line located one block east of Sprigg Street, interruptible service available
<b>NATURAL GAS:</b>	Ameren UE, 8" line adjacent to site
<b>WATER:</b>	City of Cape Girardeau, 12" line adjacent to site
<b>SEWER:</b>	City of Cape Girardeau, 8" line, approximately 1/4 mile southwest of site
<b>PRICE:</b>	Negotiable
<b>OWNER:</b>	630 Industrial Group
<b>CONTACT:</b>	Tom Kelsey, Broker Lorimont Place Ltd. 276 S. Mount Auburn Road Cape Girardeau, MO 63703 Phone: 573-334-5200 Fax: 573-332-5697 E-Mail: <a href="mailto:tkelsey@lorimont.com">tkelsey@lorimont.com</a> <a href="http://www.lorimont.com">www.lorimont.com</a>