



TFC

Italian Way

LOT 461B - 22.11 Acres

AmercoDE Building Site

Cabinets E.A.

FOOD Pres

3% Elevation

8" San. Sewer

12" Water Main

12" Water Main

8" San. Sewer

3% Elevation

CP Railways

City Limits

15th Street

LAND SITE

PROPERTY DESCRIPTION

Site: Springs/Ameren UE Site

Date Available: Now

Street Address: 69 Hwy & Italian Way

City: Excelsior Springs County: Clay State: Missouri

Available Acres: 22.11 Total Acres: 22.11

Zoning: M-1, Lt Industrial Sub-dividable

Protective Covenants

Railroad: I & M Railroad Links

Commute time in minutes to: K.C. Downtown - 35 min.

K.C. International Airport – 35 min.

<u>UTILITY DATA</u>	<u>SIZE (inches)</u>	<u>LOCATION</u>	<u>SUPPLIER</u>
Water	12 8	Along Italian Way Along 69 Hwy	City of Excelsior Springs
Sewer	8	On site	City of Excelsior Springs
Gas	8 6	Along Italian Way Along 69 Hwy	Missouri Gas Energy
Electricity	12.5 KV, 3 phase 69KV	69 Hwy	Ameren UE

Telephone service: Southwestern Bell

Fire insurance class: 5

Topography: Level to gently rolling

Comments: American Italian Pasta Plant in park

PRICE INFORMATION

Industrial acreage from \$.34 / .57/sq. ft.

Office acreage from \$/sq. ft.

Located in an Enterprise Zone. Yes

FOR MORE DETAILS ON THIS PROPERTY CONTACT:

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