



LOT 461B - 22.11 Acres

AmercoDE Building Site

Italian Way

CP Railways

City Limits

15th Street

TWC

Cabinets E.A.

FOOD Pres.

3% Elevation

12" Water Main

8" San. Sewer

12" Water Main

8" San. Sewer

3% Elevation

# 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.

## UTILITY DATA

## SIZE (inches)

## LOCATION

## SUPPLIER

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:

Debbie Kimsey  
City of Excelsior Springs  
201 E Broadway  
Excelsior Springs, MO 64024  
816-630-0761  
Fax: 816-630-8901