



Italian Way

92 Hwy

I & M Rail Link

92 Hwy



LAND SITE

PROPERTY DESCRIPTION

Site: Italian Way & US 69 Hwy

Date Available: Now

Street Address: 69 Hwy & Italian Way

City: Excelsior Springs County: Clay State: Missouri

Available Acres: 63 Total Acres: 63

Zoning: Industrial

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	Available Italian Way Available 69 Hwy	City of Excelsior Springs
Sewer	8	Available	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: Gently rolling

Comments: American Italian Pasta Plant in park

PRICE INFORMATION

Industrial acreage from \$ 700,000

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