



U.S. 40 Hwy

I & M Rail Link

Columbia



# LAND SITE

## PROPERTY DESCRIPTION

Site: ROW Property

Date Available: Now

Street Address: Corum Road & Johnson Industrial Road

City: Excelsior Springs County: Clay State: Missouri

Available Acres: 46 Total Acres: 58

Zoning: M1, Lt. Industrial

Railroad: I & M Rail Links within switching limits

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

## UTILITY DATA

## SIZE (inches)

## LOCATION

## SUPPLIER

Water	8	Along Corum Road	City of Excelsior Springs
	10	Along Corum Road	
Sewer	8	On Property	City of Excelsior Springs
Gas	6	Along Corum Road	Missouri Gas Energy
Electricity		Will meet user's needs	Ameren UE

Telephone service: Southwestern Bell

Fire insurance class: 5

Topography: Flat/gently rolling

Comments:

## PRICE INFORMATION

Industrial acreage from \$ .46/sq. ft.

Office acreage from \$/sq. ft.

Located in an Enterprise Zone. Yes

## FOR MORE DETAILS ON THIS PROPERTY CONTACT:

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