

I-70 Industrial Park - Site #2

Seeger St | Foristell, MO | US | Warren County
Available Acres: 219 | Sale Price: \$15,000



| | |
|---------------------------|-------------------------------|
| Zoning: | Commercial, Industrial-Light |
| Topography: | Gently sloping |
| Adjacent Available Acres: | 265 |
| Setting: | Industrial Park |
| Within City Limits: | Yes |
| Site Dimensions: | Approx. 2,600 ft. x 4,000 ft. |
| Sale Price: | \$15,000 |
| Sale Price Note: | \$15,000 / acre |
| Last Updated: | Sep 1, 2020 |

Economic Development Contact

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Property and Area Description

The I-70 industrial park sits on the Western edge of Warren County in Missouri between Wright City and Foristell. The park is an excellent location for any company looking for highly visible sites, utility capacity, and access to transportation networks. The park is less than 1-mile from U.S. I-70 and a Norfolk Southern mainline runs along the entire northern boundary. NS has developed conceptual plans for providing rail access, and conceptual site plans have been developed for the western portion of the park. With utilities adjacent to the site and minimal clearing and grading required, the park is ready to develop.

Population

| | | | |
|--|----------------------------------|----------------------------------|----------------------------------|
| | 117,526 10 Mile Radius | 393,945 20 Mile Radius | 844,045 30 Mile Radius |
|--|----------------------------------|----------------------------------|----------------------------------|

Source: ESRI®, 2024

Households

| | | | |
|--|---------------------------------|----------------------------------|----------------------------------|
| | 42,106 10 Mile Radius | 146,700 20 Mile Radius | 326,612 30 Mile Radius |
|--|---------------------------------|----------------------------------|----------------------------------|

Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. 61 (7.5 mi.)
Nearest Interstate: U.S. I-70 (1.5 mi.)
Nearest Airport: Washington Regional Airport (19 mi.)
Nearest Commercial Airport: St. Louis Lambert International (37.5 mi.)
Rail Served: Yes
Rail Served By: Norfolk Southern Railway
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Eli Falls
Rail Contact Phone: 3146791880
Rail Contact Email: eli.falls@nscorp.com

Utilities

Electric: Ameren Missouri, Cuivre River Electric Cooperative
Natural Gas: Ameren Missouri
Water: PWSD #2 of St. Charles County
Sewer: PWSD #2 of St. Charles County