



Zoning:	Agriculture, Industrial
Topography:	Gently Sloping
Setting:	Industrial Park
Within City Limits:	Yes
Sale Price Note:	\$25,000 / acre
Last Updated:	Apr 30, 2024

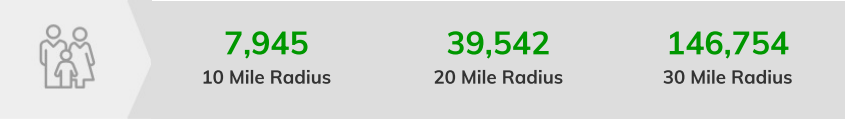
Economic Development Contact

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Property and Area Description

The New Florence Industrial Park is ideally situated for industrial development. The majority of the site is currently zoned for industrial use, Norfolk Southern's mainline runs adjacent to the property, and U.S. I-70 is less than 2 miles from the site along MO Hwy 19. The park is adjacent to a bulk electric substation and can be served by Ameren Missouri or Consolidated Electrical Cooperative. High capacity electric lines are on-site and other utility connections are nearby. New Florence is on the fringe of the St. Louis region providing the affordability and atmosphere of a small town rural community with urban amenities including shopping, dining, entertainment, nationally ranked higher education, and a large and skilled workforce within an hour's drive.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. 54 (30 mi.)
Nearest Interstate: U.S. I-70 (2.0 mi.)
Ingress/Egress Notes: The site is accessible via MO Hwy 19 or MO Rte WW. U.S. I-70 is less than 2 miles from the site along Hwy 19.
Nearest Airport: Hermann Municipal Airport (20 mi.)
Nearest Commercial Airport: St. Louis Lambert International (STL) (63 mi.)
Rail Served: Yes
Rail Served By: Unknown, Norfolk Southern Railway
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Steve Etcher
Rail Contact Phone: (636) 359-0114
Rail Contact Email: setcher@mnlocationstrategies.com

Utilities

Electric: Ameren Missouri, Consolidated Electric
Natural Gas: Municipal Gas Commission of East Central Missouri
Water: City of New Florence
Sewer: City of New Florence