



Zoning:	Industrial
Topography:	Level
Adjacent Available Acres:	100
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	1825 x 2112
Specialty Features:	None
Sale Price Note:	\$30,000-\$50,000 depending on project
Lease Terms:	Negotiable
Last Updated:	Oct 8, 2025

Site Certification Information

Missouri Certified Site

Economic Development Contact

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Property and Area Description

Lakeside Technology Park is 80 level, available acres located less than a quarter-mile from 4-lane Highway 36/I-72. All permits in place awaiting first project for expedited parcel platting. All utilities are in place at park perimeter. Adjacent to the park are expanding regional medical facilities, a new community college, a bank, a Holiday Inn Express, a Shell convenience store with OTR truck refueling and several nearby restaurants. Medical Campus, Community College, Bank, New Hotel and Truck Refueling adjacent to park I-72/US36 Four Lane Highway with two diamond interchanges adjacent to park Missouri Enhanced Enterprise Zone - with special local benefits for this park Park is 100 GIG Certified

Population

	29,830	93,267	128,719
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

Households

	12,058	39,488	52,680
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

Transportation

**Nearest Highway:** 4 lane - US36 - Chicago-Kansas City Expressway (0.25 mi.)  
**Nearest Interstate:** I-72 (3.00 mi.)  
**Ingress/Egress Notes:** Two Access points: 1) North access, 0.25 miles access to diamond interchange to four lane US36/I-72 2) South access, state route MM - then east to Veterans Road - North to diamond interchange to four lane US36/I-72. OR - south on Veterans Road to bypass city and access US61 south towards St.Louis.  
**Nearest Airport:** Hannibal Regional Airport (HAE) (1.40 mi.)  
**Nearest Commercial Airport:** Quincy Regional Airport (UIN) (31.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

Utilities

**Electric:** Hannibal Board of Public Works  
**Natural Gas:** Liberty Utilities  
**Water:** Hannibal Board of Public Works  
**Sewer:** Hannibal Board of Public Works  
**Telecommunications:** Chariton Valley Fiber, AT&T Fiber, Spectrum Fiber, Blue Bird Fiber

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