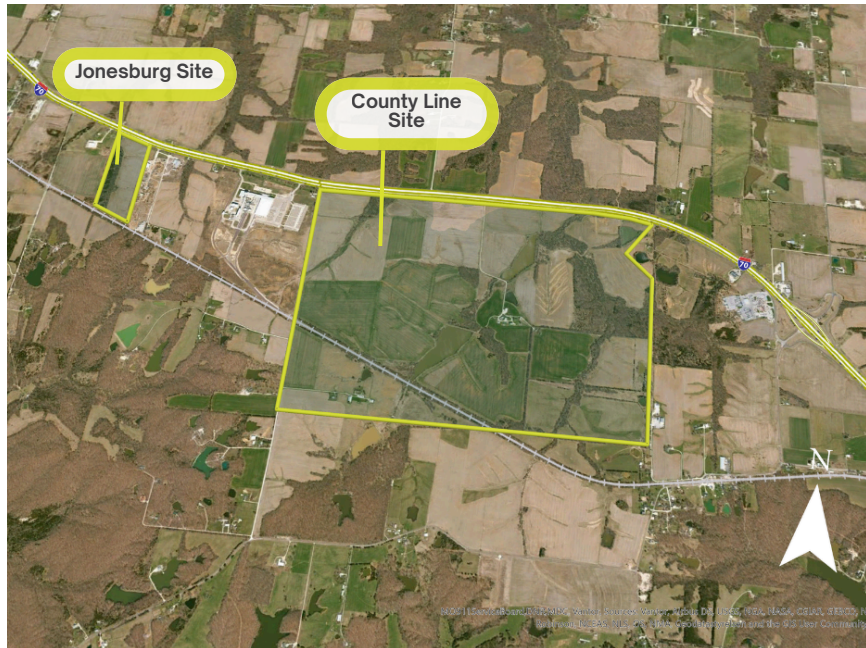




## COUNTY LINE & JONESBURG

I-70 (Warren County, & Jonesburg, MO)

38.843390, -91.255355



### PROPERTY OVERVIEW

The Jonesburg and County Line sites are strategically positioned along the I-70, near Jonesburg, Missouri, adjacent to the CertainTeed manufacturing facility. Located less than a mile from the U.S. Interstate 70 overpass and bordered by Norfolk Southern's mainline to the south of the Jonesburg site, as well as traversing the southwest corner of the County Line site, these locations are ideally suited for any industrial facility seeking to leverage both highway and rail transportation. With multiple existing access roads and essential utilities readily available, these sites are primed for development.

### SITE INFORMATION

- **Total Acres:**
  - Jonesburg site 41 acres
  - County Line site 1,000 acres
- **Ownership:** Privately owned
- **Zoning:**
  - Jonesburg site zoned M-1
  - County Line site zoned Agricultural
- **Previous Use:** Greenfield
- **Topography:** Gently rolling

### KEY ADVANTAGES

- Dual fed, redundant electric service
- Rail Access: Norfolk Southern
- Proximity to Interstate I-70

### STRATEGIC LOCATION

- Competitive regional access with key drive times:
  - Jefferson City – 55 minutes
  - Kansas City – 2 hours 30 minutes
  - Downtown St. Louis – 1 hour 10 minutes

### SKILLED WORKFORCE

- 18+ universities, colleges, and vocational/technical programs within 55 miles
- Strong pipeline of talent for advanced manufacturing, energy-intensive industries, and technical trades

# COUNTY LINE & JONESBURG

## ⚡ UTILITIES

- **Electric Provider:** Cuivre River Electric Cooperative
- **Transmission Voltage:** 161kV,
- **Distribution Voltage:** 3-phase 25kV, double circuit adjacent to the County Line site
- **Distance to Nearest Substation:** 6 miles
- **Natural Gas Provider:** Ameren
- **Gas Main Size:** 4", ~200 yards from the site
- **Water Provider:** Montgomery County PWSD #2
- **Water Main Size:** 12", Water tower adjacent to the County Line site
- **Sewer Provider:** City of Jonesburg
- **Sewer Main Size:** 4" force main with lift station near the Jonesburg site
- **Telecommunications Providers:** Multiple Providers available as I-70 serves as the nations fiber backbone, including: Gateway Fiber, BlueBird, Century Link, and PTI Protronics

## TRANSPORTATION & INFRASTRUCTURE

### INTERSTATE/HIGHWAY:

Highway: U.S. 61 (20 Miles)

Interstate: I-70 (0.05 Miles)

### AIR:

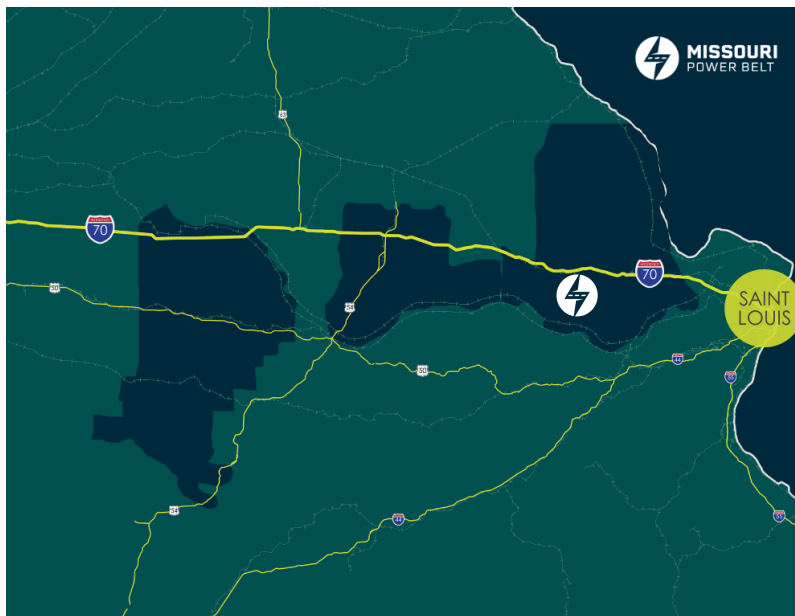
Airport: Spirit of St. Louis Airport (50 Miles)

Regional: Washington Regional Airport (26 miles)

International: St. Louis Lambert International (65 Miles)

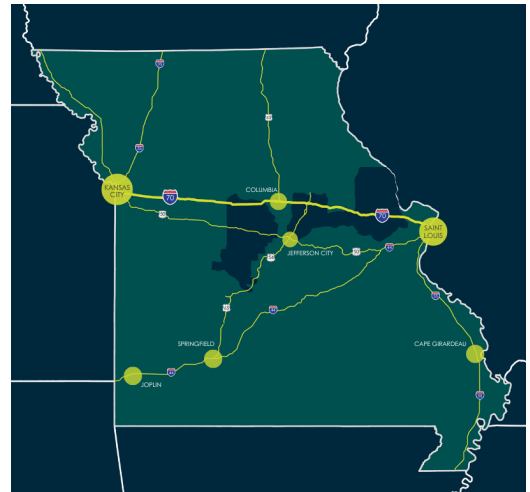
### PORT:

Port of Metropolitan St. Louis (75 Miles)



## ✍ SURVEYS

*Endangered Species Review*  
*Wetlands Delineation*



### MISSOURI POWER BELT CONTACT

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