



I-70 INDUSTRIAL PARK

I-70 (Warren County & Foristell, MO)

38.817516, -90.968073



PROPERTY OVERVIEW

The I-70 Industrial Park encompasses 421 acres across two industrial development sites in Warren County, Missouri, with Sites 1 and 3 currently available for development. Site 1 includes 99.16 acres and is located in Warren County, while Site 3 offers 321.76 acres within the city of Foristell. The park is a fully served, prime development opportunity featuring approximately one mile of frontage along Interstate 70. Strategically positioned between St. Louis and Kansas City, this park provides strong regional connectivity and access to major U.S. markets.

SITE INFORMATION

- **Total Acres:** 420.92 acres
- **Ownership:** Privately-owned
- **Zoning:** Mixed use | Agricultural
- **Previous Use:** Greenfield
- **Topography:** Flat to Rolling

KEY ADVANTAGES

- Rail Access: Norfolk Southern
- Proximity to Interstate I-70

STRATEGIC LOCATION

- Competitive regional access with key drive times:
- Jefferson City – 1 hour 10 minutes
- Kansas City – 2 hours 45 minutes
- Downtown St. Louis – 45 minutes

SKILLED WORKFORCE

- 30 + universities, colleges, and vocational/technical programs within 50 miles
- Strong pipeline of talent for advanced manufacturing, energy-intensive industries, and technical trades

I-70 INDUSTRIAL PARK

⚡ UTILITIES

- **Electric Provider:** Cuivre River Electric Cooperative
- **Transmission Voltage:** 3-phase 25kV line, 161 KV transmission
- **Distribution Voltage:** 3-phase 25kV line
- **Distance to Nearest Substation:** On-site
- **Natural Gas Provider:** Ameren
- **Gas Main Size:** 8" line that operates at 250 psi, 0.5 miles from property
- **Water Provider:** St. Charles County PWSD #2
- **Water Main Size:** 8" line, proximate to site
- **Sewer Provider:** St. Charles County PWSD #2
- **Telecommunications Providers:** Multiple Providers available as I-70 serves as the nations fiber backbone, including: Gateway Fiber, BlueBird, Century Link, Spectrum, and PTI Protronics.

TRANSPORTATION & INFRASTRUCTURE

INTERSTATE/HIGHWAY:

Interstate I-70 (adjacent)

AIR:

Airport: Spirit of St. Louis Airport (30 Miles)

Commercial: Columbia Regional Airport (80 miles)

International: St. Louis Lambert International (45 Miles)

PORT:

Port of Metropolitan St. Louis (55 miles)

RAIL:

Norfolk Southern Railway Access (adjacent)

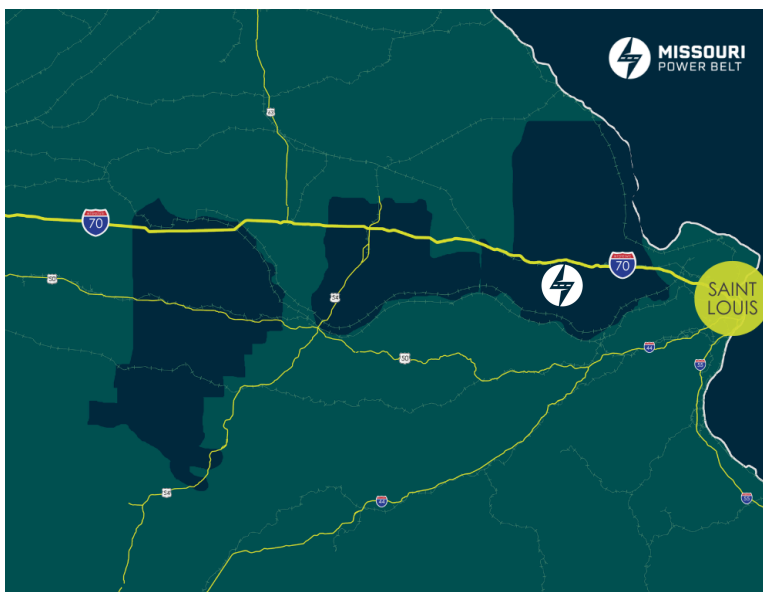
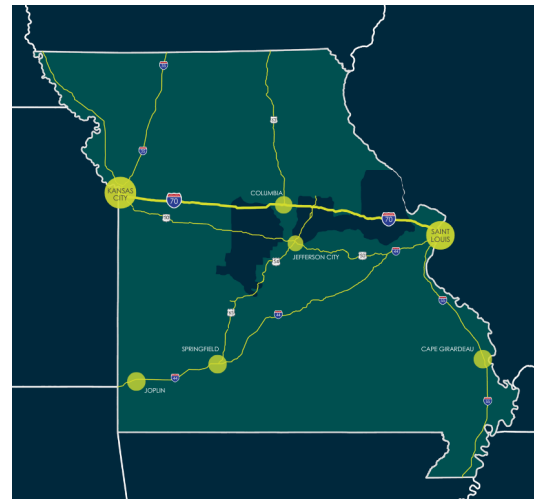
✍ SURVEYS

Site 3:

Section 106 | Phase 1

Geotechnical

Wetland Delineation



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