

MISSOURI POWER BELT



WINDSOR PLACE INDUSTRIAL PARK

I-70 Village of Windsor (Cooper County, MO)
38.935997, -92.705589



PROPERTY OVERVIEW

[Watch Video](#)

Windsor Place Industrial Park spans 103 acres in Cooper County, Missouri, with 90 acres designated as certified, shovel-ready land. Fully served with essential utilities and positioned along nearly one mile of Interstate 70 frontage, the site offers immediate development readiness. Its location in the Village of Windsor places it directly between St. Louis and Kansas City, creating seamless access to major U.S. markets via I-70.

SITE INFORMATION

- **Total Acres:** 103.14 acres
- **Ownership:** Utility
- **Zoning:** No Zoning Restrictions
- **Previous Use:** Greenfield
- **Topography:** Flat to Rolling

STRATEGIC LOCATION

- Located adjacent to I-70
- Competitive regional access with key drive times:
 - Columbia – 30 minutes
 - Kansas City – 1 hour 35 minutes
 - Downtown St. Louis – 2 hours 14 minutes

KEY ADVANTAGES

- 90 certified, shovel-ready acres
- Dual fed, redundant electric service

SKILLED WORKFORCE

- Strong labor pipeline supported by 12 universities, colleges, and trade programs within 50 miles
- Proximity to the University of Missouri, a leading research institution

WINDSOR PLACE INDUSTRIAL PARK

⚡ UTILITIES

- **Electric Provider:** Co-Mo Connect
- **Transmission Voltage:** 69 kV
- **Distribution Voltage:** 3-phase 25kV line
- **Distance to Nearest Substation:** 11.9 electrical line miles. Less than 1 mile from the property, a new substation is in the design and construction phase to serve new development in the area and the future tenants of the Windsor Place Industrial Park.
- **Natural Gas Provider:** Ameren
- **Gas Main Size:** 8" gas main, less than 1000 ft from the property
- **Water Provider:** Cooper County
- **Water Main Size:** 6" Water line, 0.25 miles from the site
- **Sewer Provider:** Village of Windsor Place
- **Sewer Main Size:** 8" main, 0.25 miles from the site
- **Telecommunications Providers:** Co-Mo Connect

TRANSPORTATION & INFRASTRUCTURE

INTERSTATE/HIGHWAY:

Highway: MO Route 87 (0.47 Miles)

Interstate: I-70 (0.25 Miles)

AIR:

Airport: Boonville Municipal Airport (1.00 Miles)

Commercial Airport: Columbia Regional (25.00 Miles)

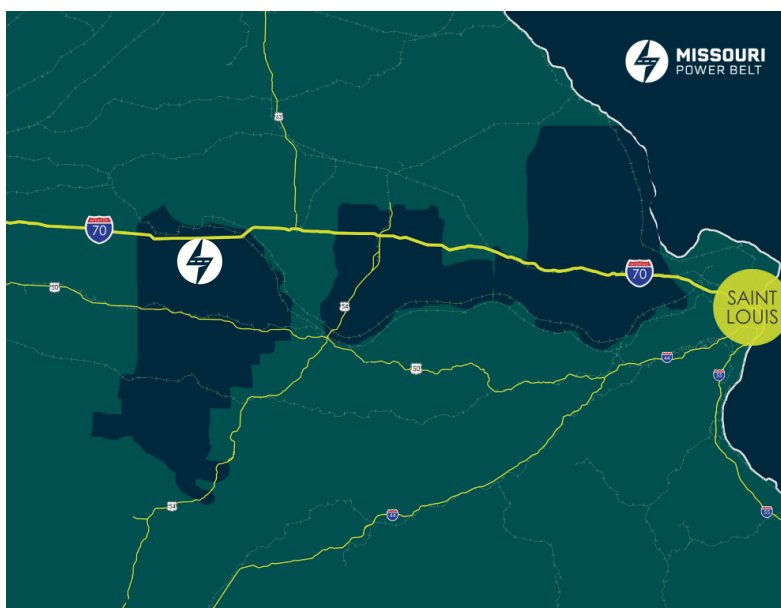
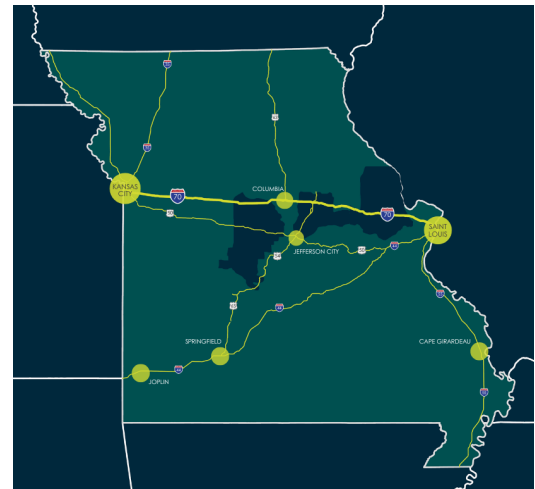
Intl. Airport: Kansas City International (125.00 Miles)

PORT:

Howard/Cooper County Regional Port (5 Miles)

✍ SURVEYS

*Phase I Environmental Site Assessment -
Endangered Species Review - Cultural Resources
Report - Geotechnical Report*



MISSOURI POWER BELT CONTACT

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