



# LOT 12

Heidmann Industrial Park



**9.4 acres**

**Price: \$705,000 or \$75,000 an acre**







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**9.4 acres**

### Utility Details

#### Electrical:

Line Voltage:  
Distance to site:

**Ameren Missouri**  
12.5 kilovolts  
On-site

#### Natural Gas:

Line size:  
Distance to site:

**Spire**  
6" main  
On-site

#### Water:

Line size:  
Distance to site:

**City of Washington**  
12" main  
On-site

#### Wastewater:

Line size:  
Distance to site:  
Gravity or Force Main:

**City of Washington**  
8" diameter  
On-site  
Gravity Sewer

#### Internet:

Fiber speed:  
Distance to site:

**AT&T and Spectrum**  
20M-100G  
On-site

**0 miles**  
to Highway 100

**5 miles**  
to Washington  
Regional Airport

**2 miles**  
to Team Track facility