

SITE DESCRIPTION

Location: Located southwest of the intersection of Warren Way and Penny Lane in Industrial Park III, Emporia, Kansas

Legal Description: Lot 2, Wilson-Davis 1st Subdivision, Emporia, Kansas

Size: 13.739 acres

Characteristics: Level sloping to the west

Zoning: Light Industrial

Current Land Use: Agriculture

Environmental: Level one environmental assessment has been conducted in 1997 with no significant findings

UTILITIES

Electricity: Westar Energy is the provider. Abutting the north lot line is a 115 KV transmission line. Underwired on the same poles is a 34.5 KV sub transmission line. For further information contact Aaron Stegmaier 620-341-7053

Natural Gas: Kansas Gas Service is the natural gas provider. In the utility easement on the west side of the lot is a 4" high-pressure natural gas line with 58 lbs. of pressure. For further information contact Rhonda Robidou at 620-341-7052

Water: The City of Emporia is the provider. Water mains are accessible from two sides of the lot. On the east side of the lot is a 10" water main, along the west side of Penny Lane. For further information on Sewer, Streets, and Water contact Mike Novak 620-343-4260

Sanitary: The City of Emporia is the provider. An 8" sewer main is in the utility easement on the west part of the lot.

Telecommunications: AT&T

TRANSPORTATION

Highways: The site is 1-½ miles from I-35, exit 133, one mile from US Highway 50, and Kansas Highway 99

Air Service: Emporia Municipal Airport is six miles south of the lot. It has a 5,000-foot hard surface, lighted runway with NDB and VOR

OTHER INFORMATION

Owner: Emporia Enterprises, Inc.

Park Tenants: Menu Foods Midwest Corporation (Lot A & 9 – 68 acres and the south 600' of Lots 5 and 6 17.04 acres), Camoplast (Lot 3 – 24 acres) and Lenze Power Transmission-vacant (Lot 12 – 10 acres).

Covenants: Covenants are in place on the Wilson-Davis 1st Subdivision, which is commonly referred to as Industrial Park III

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