

SITE DESCRIPTION

Location: Accessible by Warren Way in Industrial Park III, Emporia, Kansas
Legal Description: Lot 5, 6 & 13 Wilson-Davis 1st Subdivision, Emporia, Kansas
Size: 45.413 acres
Characteristics: Level gently sloping to the southwest
Zoning: Light Industrial
Current Land Use: Agriculture
Environmental: No level one environmental assessment has been conducted

UTILITIES

Electricity: Westar Energy is the power provider. Along the north of the lot is a 115 KV transmission line, underwired on the same poles is a 34.5 KV sub transmission line. For information contact Aaron Stegmaier 620-341-7053
Natural Gas: Kansas Gas Service is the natural gas provider. Abutting the east lot line, north of Warren Way 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. On the east side of lot 13 a 10" water main would be constructed prior to the completion of a building. For further information on Sewer, Streets, and Water contact Mike Novak at 620-343-4260
Sanitary: The City of Emporia; 12" sewer main is adjacent to the east lot line, along the east side of Warren Way.
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 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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