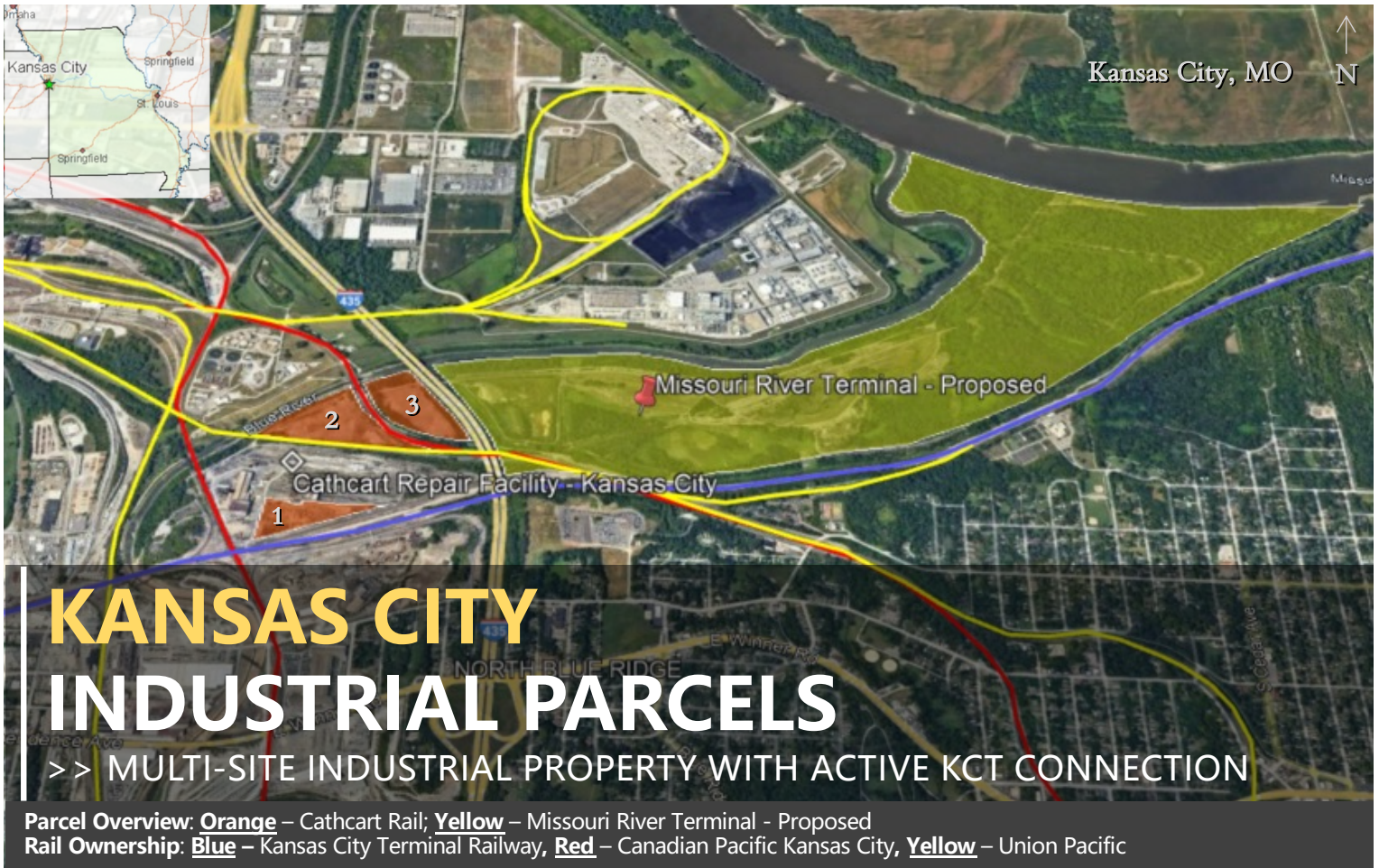




KANSAS CITY INDUSTRIAL PARCELS

>> MULTI-SITE INDUSTRIAL PROPERTY WITH ACTIVE KCT CONNECTION

Parcel Overview: **Orange** – Cathcart Rail; **Yellow** – Missouri River Terminal - Proposed

Rail Ownership: **Blue** – Kansas City Terminal Railway, **Red** – Canadian Pacific Kansas City, **Yellow** – Union Pacific

Location	8116 Wilson Rd, Jackson County, Kansas City, MO 64125
Cathcart Rail Available Acreage	1) +10 acres (49 acres total - remainder houses Railcar Repair Facility) 2) 15.7 acres 3) 11.7 acres
Rail	Kansas City Terminal Railway (Blue) with access to BNSF, CPKC, NS and UP.
Lat/Lon	39.0645, 94.2939
Zoning	M1-5 Industrial
Nearest Highways	I-435 (1 mile), I-70 (5 miles), I-49 (6 miles), I-35 (7 miles)
Nearest Airport	Kansas City International Airport (27 miles)
Utilities	Natural Gas, Electricity, Water, Sewer
Economic Development Incentives	Enhanced Enterprise Zone 1 (Opportunity Zone) Available Property Tax Abatement Programs - Enhanced Enterprise Zone (EEZ and/or MO Works*) *State Income-Tax Incentive - Urban Renewal Area (URD) - Planned Industrial Expansion Authority (PIEA) Economic Development Corporation Loans Energy Rebate Options
More Information	www.edckc.com/how-we-can-help/development-resources/



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Belpre Industrial Parkersburg Railroad (BIP)

>> Ohio Valley's Premier SIT Yard: Your Gateway to Seamless Rail Storage

Rail Overview: Red – BIP Railroad; Blue – CSX Transportation Interchange: Parkersburg, WV Road Type: Switch

Interchange Frequency:	7 Days/Week			
Miles of Track:	55 Miles			
Storage Availability:	200 Cars			
Industrial Development Parcels	1 - Muskingum River Industrial Park	Waterford, OH	165 acres	Remediated Brownfield
	2 - Wetz Constitution Site	Marietta, OH	125 acres	Undeveloped
	3 - American Municipal Power (AMP) Gorsuch Site	Marietta, OH	51 acres	Remediated Brownfield
	4 - American Business Parks - Porterfield Site	Belpre, OH	46 acres	
Transloading	5 - Wetz Warehousing Transload Facility	Belpre, OH	10 car spots	Truck transfer/Warehousing
	6 - Industrial Cleaners	Parkersburg, WV	15 car spots	Truck transfers



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**BELPRE
INDUSTRIAL
PARKERSBURG
RAILROAD**

*Let our SIT Yard be your
supply chain solution!*

Benefits to Storage-in-Transit (SIT)

Supply Chain: Forward positioning / storage of inventory and rolling stock

Regional Access: Proximity to the Mid-Ohio Valley & Shale Crescent Region of Appalachia

Reduced Expense: Eliminate demurrage exposure while receiving quick, efficient interchange with the CSXT network

About Belpre Industrial Parkersburg Railroad (BIP)

Miles: 55

Car Spots: 500

Interchange: CSXT (Parkersburg, WV)

Interchange Frequency: 7 days/week at Parkersburg, WV

Capacity: 286k

Commodities: Aggregates, Chemicals, Coal, Construction Materials, Energy, Fertilizers, Metals, Minerals, Petroleum Products, Plastics, Steel, and Scrap

Road Access: I-77 and US-50



Competitive Storage Rates

Transloading

Rail & Truck Scales

Laydown Areas

Warehousing

Railcar Inspection & Repair

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*Proudly serving the Ohio River Metals,
Plastics, and Petrochemicals Corridor*