

WHY SHANNON INDUSTRIAL PARK?

"Our location at Shannon Industrial Park has offered StressCrete several advantages, including its prime central location in the USA and a convenient location near a great pool of potential employees with an excellent work ethic."

— Royce Fawcett, The StressCrete Group

"The cooperation Golden Star received from the Atchison Area Economic Development Corporation and the City of Atchison was incredible during the entire process of planning and building our manufacturing facility at Shannon Industrial Park. The level of attention we received added to our sense of total satisfaction in knowing that we chose the right location for expanding our business."

— Gary Grading, Golden Star, Inc.

"Shannon Industrial Park has given Northwest Pipe access to a tremendous workforce and a great place to grow our business. Furthermore, the Park's centralized location provides exceptional advantages as a distribution point to customers throughout the U.S."

— Matt Geiger, Northwest Pipe Company

SHOVEL READY

Zoning and Covenants

All sites in Shannon Industrial Park are zoned for industry, manufacturing, warehousing and distribution. Protective covenants enhance local zoning ordinances and ensure compatibility and long-term value of businesses locating in the industrial park.

Environmental

A Phase 1 Environmental report and subsurface exploration report will be provided to businesses locating in Shannon Industrial Park.

Emergency Services

Shannon Industrial Park is under the jurisdiction of the City of Atchison's police and fire departments and is part of an enhanced countywide 911 dispatch system. The Atchison Fire Department has a Class 4 rating.

INCENTIVES

The State of Kansas and the City of Atchison will work with you to create an incentive package tailored to your company's needs.

Atchison County has adopted a Neighborhood Revitalization Plan that allows for a 95% tax rebate of real estate taxes for the first four years with an average of 72% for 10 years.

Topography/Soils

The land is generally even with subtle slopes varying from nearly flat to up to 7%, allowing for effective surface drainage. Approximately one foot of topsoil covers most of the site, with dark brown silty clays underneath to depths of up to 18 ft.

CONTACT US FOR MORE INFORMATION

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MAJOR INDUSTRIES

Amsted RPS
Railroad fasteners

AnaCon Foods
Wheat nuts, snack goods

Bartlett Grain
Grain storage

Berger Company
Leather goods

Blair Milling
Commercial feeds

Blish-Mize Company
Wholesale hardware distributor

Bradken
Steel castings

Bunge Milling
Dry corn products

Cargill Ag Horizons
Grain storage

Fargo Assembly of PA, Inc.
Electrical wiring harnesses

First Flight
Airplane parts distributor

Golden Star, Inc.
Dry & wet mops, floor mats

Greenbrier
Railroad car repair

Lockwood Company
Printing

MGP Ingredients, Inc.
Protein, starch & alcohol products

National Feed Commodities
Feed manufacturing, distribution

Northwest Pipe Company
Steel pipe and casing

Oceanic Medical
Medical devices

Steinlite Corporation
Electronic moisture testers

StressCrete
Spun concrete poles

We-Mac Manufacturing
Metal tanks, steel fabrication

Shannon Industrial Park

ATCHISON, KANSAS



BUILD YOUR FUTURE

Shannon Industrial Park

Shannon Industrial Park is an ideal location for new business development and existing business expansion, particularly manufacturing, warehousing and distribution. Situated in a rural setting, but with all of the amenities required for successful and highly efficient operations, it offers the space and carefully-planned, state-of-the-art infrastructure to facilitate your needs.

As you build toward the future, think of Shannon Industrial Park as your strategic hub for growth, with convenient, cost-effective outreach to destinations from the center of the continental United States. Sites available from five to 80 acres. Build-to-suit options can be provided.

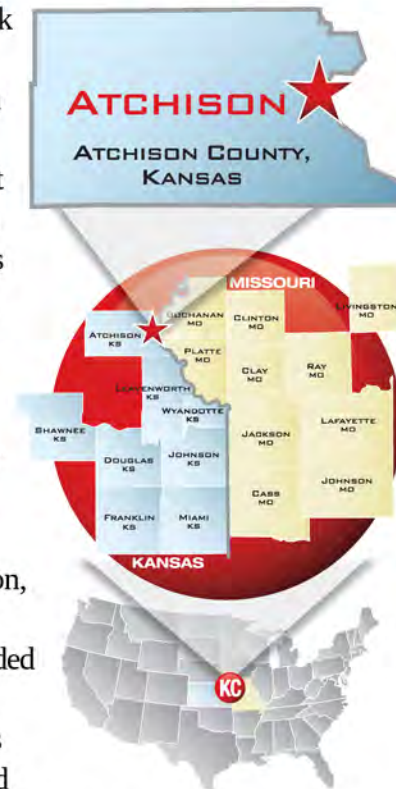


A Great Place to Build Your Future

Shannon Industrial Park is a 170-acre tract that includes an option on an additional 80 acres. Located three miles west of Atchison and just 45 minutes from the Kansas City metropolitan area, it is part of the Kansas City Animal Health Corridor.

Initially developed by the non-profit Atchison Area Economic Development Corporation, the park is annexed into the city limits and surrounded by agricultural land. It is zoned for industry and is part of the Neighborhood Revitalization tax rebate program.

The park's paved and lighted streets are 24-foot wide, with eight-foot-wide rock shoulders and adequate radius turns for semi traffic. The entrance to the park has a deceleration lane off U.S. Highway 73.



TRANSPORTATION

Highways

- U.S. 73: runs adjacent to the southern perimeter of Shannon Industrial Park and connects with U.S. 59/K4 four miles east of the park.
- 286th Rd.: extends east and west north of the park.
- Interstate 29: located 30 minutes to the east.
- Interstate 70, Interstate 35, Interstate 435 and Interstate 635: each located less than one hour away.

Rail

The Union Pacific Railroad runs along the north edge of the park. A rail spur is positioned at the point of entry at the northwest corner. Northwest Pipe Company has extended the track into their tract of land. Union Pacific runs daily on this main line, north and south.

Barge

Private barge dock and facilities are located approximately eight miles away on the western bank of the Missouri River.

Air

Kansas City International Airport is located 40 miles southeast of Shannon Industrial Park. Atchison's municipal Amelia Earhart Airport is three miles east of the park and has a 3,000-foot paved runway, fuel and full-service mechanic. The City of Atchison has approved plans to extend the length of the runway up to 5,000 feet. Additionally, the park is in close proximity to municipal airports in the Kansas City metropolitan area and outlying region, including Rosecrans Memorial Airport, which is located just 20 miles away in St. Joseph, Missouri.

UTILITIES

Electricity

Electric power supply lines are located along the north boundary of the park. The site is within the geographic area served by Westar Energy. Power is supplied by three-phase, 12, 470 ground.

Natural Gas

Southern Star Gas is the supplier of an interstate gas transmission line which passes under the section line road approximately six-tenths of a mile north of the park. The Kansas Gas Service Company provides marketing of natural gas to customers in this general area.

Water and Sewer

The City of Atchison supplies water to Shannon Industrial Park through a 500,000-gallon tower. The park also has a portable water booster pump station that is capable of providing water supply at 70 psi for fire protection. Waste is diverted to the city's municipal wastewater treatment plant.

Broadband and Telecommunications

Business class wireless broadband access is provided by Allegiance, AT&T, CenturyLink and Verizon. Telephone service is also provided by Sprint and Rainbow Communications.