

# 12,000± SF Warehouse Space

2298 Rose Lane, Building A  
Pacific, MO 63069



## For Sale

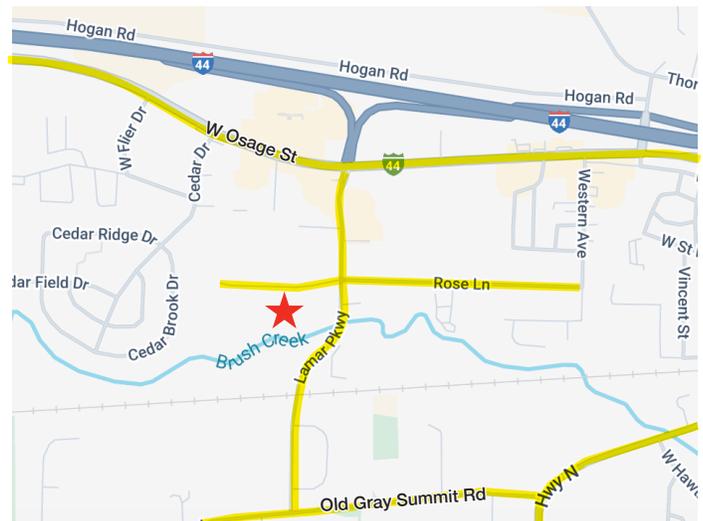
Sale Price:  
**\$1,325,000.00**

### Features:

- Convenient Access to both East and West Bound I-44
- Building sold as a 7.7% Cap Rate Investment
- Lease expires November, 2035
- 22 ft. Clear Center Ceiling Height
- Shared Dock and 14 ft. Drive-in Doors
- City Limits of Pacific

### Contact

**Jeff Price**  
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314-781-0001



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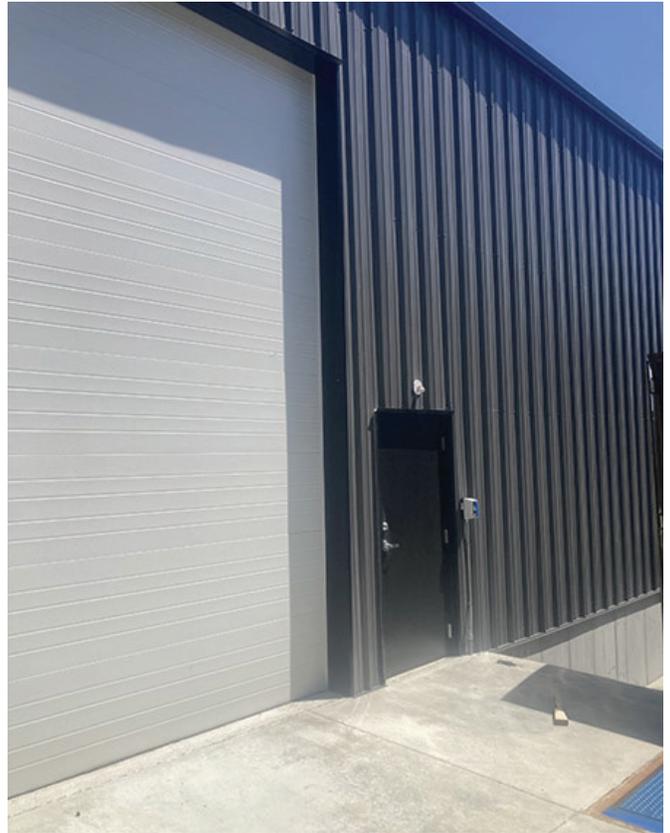
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