



832
East 3rd Street

193,509 SF ON 20.69 AC | AVAILABLE FOR SALE

INDUSTRIAL FACILITY IN
MILAN, MISSOURI

OFFERING MEMORANDUM

DISCLAIMER AND LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

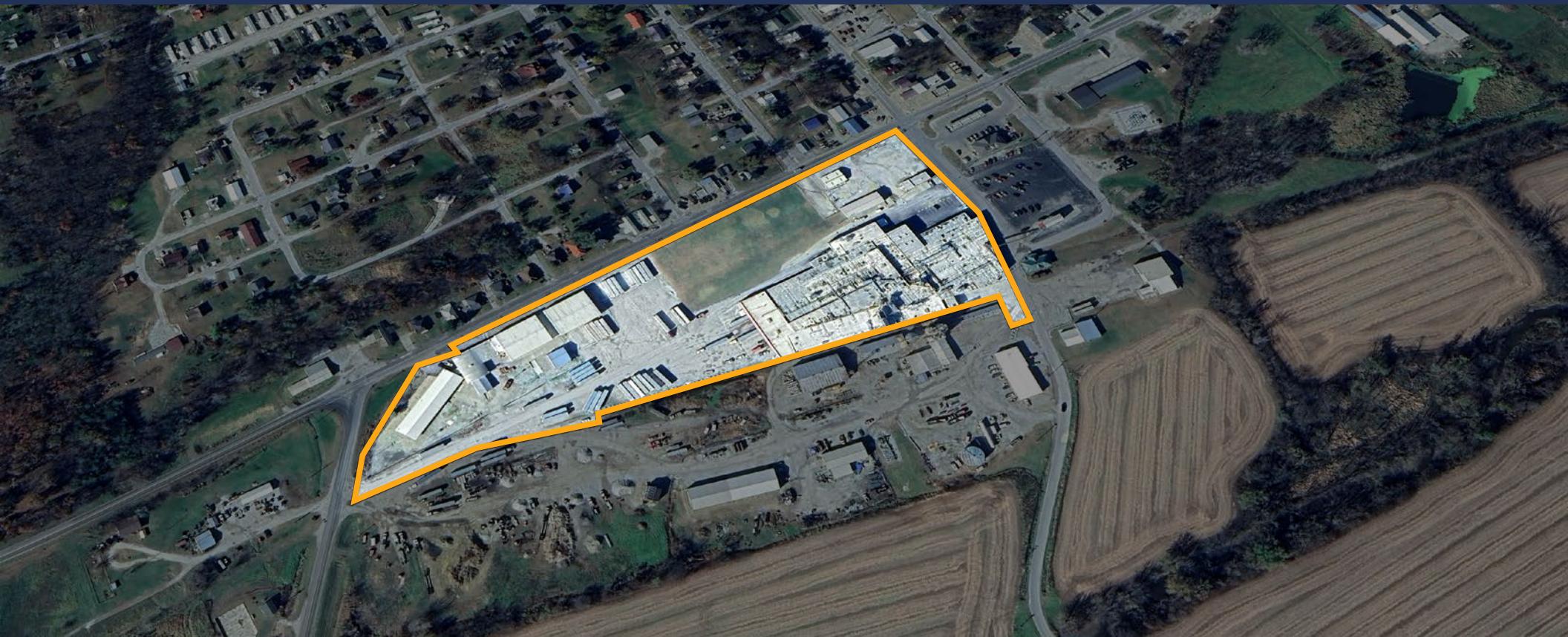
This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

832 EAST 3RD STREET **MILAN, MO**



EXECUTIVE SUMMARY

Binswanger is pleased to offer the exclusive sale offering of 832 E. Third Street, a former animal nutrition processing facility located in Milan, Missouri. The property consists of approximately 193,509 SF on 20.69 acres, including a one-story main plant building, a fabrication shop and warehouse complex, a wastewater pretreatment plant, and other ancillary buildings, and is conveniently located along the east side of Highway 5 (½ mile from Highway 6). Milan is located approximately 105 miles northeast of Kansas City, Missouri, and approximately 100 miles south of Des Moines, Iowa.

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PROPERTY OVERVIEW



PROPERTY DETAILS

GENERAL INFORMATION

GROSS BUILDING(S) SIZE: 193,509 SF

LOT SIZE: 20.69 Acres

ZONING: I (Industrial) / CO (Commercial)

MAIN PLANT BUILDING

131,212 SF

GROSS BUILDING(S) SIZE:

- Primary Production Areas: 37,475 SF
- Cooler Areas (<40F): 22,975 SF
- Freezer Areas (-10F): 13,575 SF

LOADING:
Eight (8) Loading Docks
One (1) Interior Truck Bay

CONSTRUCTION: Concrete Construction

PLANT RELATED BUILDINGS

4 Buildings: 12,640 SF

GROSS BUILDING(S) SIZE:

- Wastewater Pretreatment Plant: 3,648 SF
- Office (Nelson) Building: 3,663 SF
- NW Storage Building: 3,429 SF
- NW Maintenance Shop Building: 1,900 SF

FABRICATION SHOP COMPLEX:

4 Buildings: 33,378 SF

GROSS BUILDING(S) SIZE:

- N Warehouse: 8,040 SF
- S Warehouse: 8,040 SF
- Small Building (Truck Driver): 1,650 SF
- Fabrication/ Maint Shop Buildings: 15,648 SF

RETAIL BUILDING:

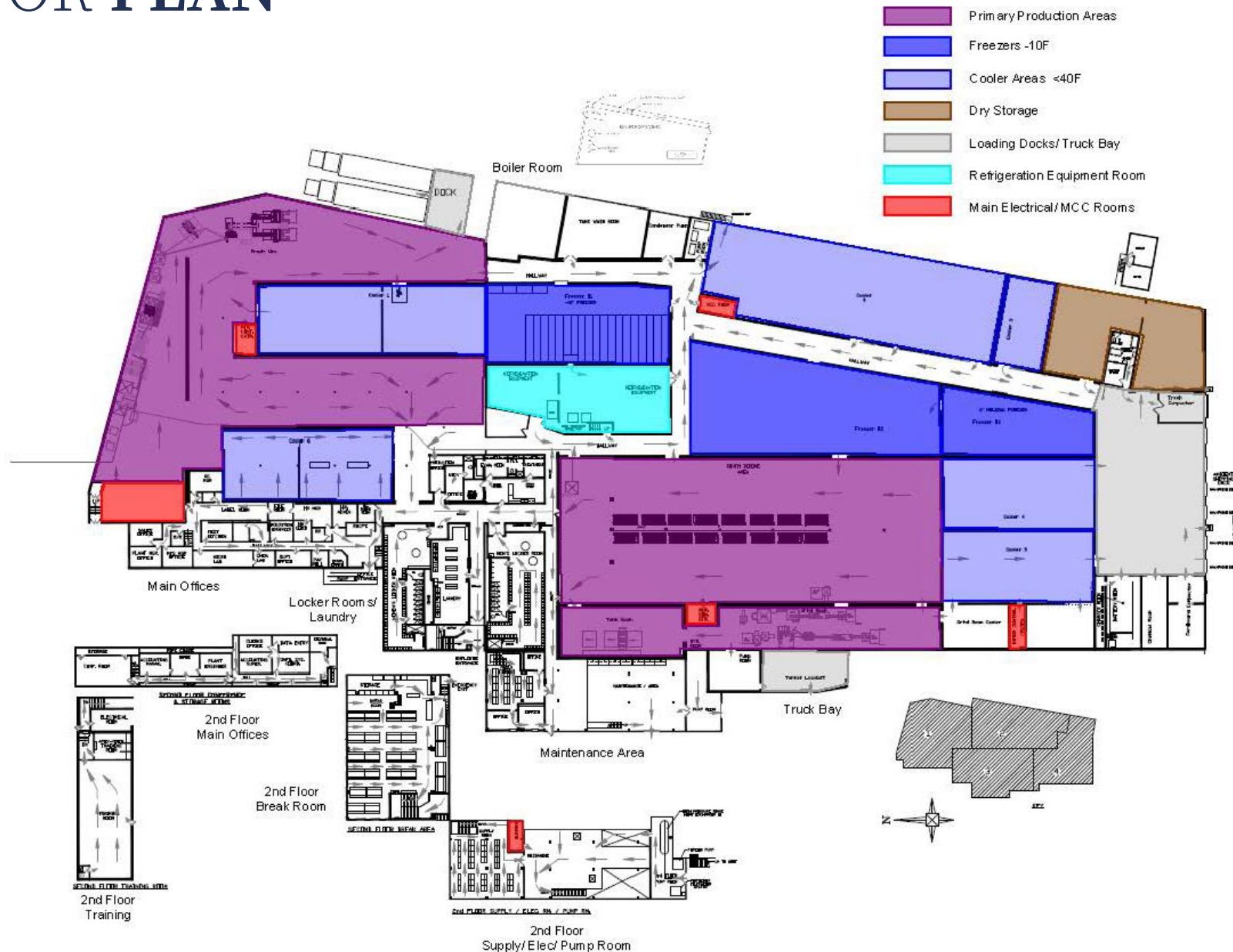
GROSS BUILDING(S) SIZE: 1,715 SF



ADDITIONAL IMAGES



FLOOR PLAN



Note: For general reference; Verify all areas and as-built conditions for the intended use.
Not to scale.



PROPERTY ZONING





PROPERTY ZONING

I – Industrial

Main Plant Site, Wastewater Pretreatment Plant, Fabrication Shop Complex parcels

CO – Commercial

Parking/ Tanker Loading parcel, North Vacant Land parcels

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BID INSTRUCTIONS

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BID INSTRUCTIONS



Binswanger is advising Ownership regarding the disposition of the property located at
832 East 3rd Street, Milan, MO

This Property is being offered to prospective purchasers through an offer process. The Property will be sold "as is, where is." The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

A successful offer from a prospect or broker will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including "at-risk" deposit at contract execution, proven ability, and prior success in closing on a transaction of this size. Ownership reserves the sole and absolute right to accept or reject any and all offers.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to boldt@binswanger.com

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer's ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

EAST 3RD STREET, MILAN, MISSOURI

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PRIMARY CONTACTS

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