



# 210,000 SF WAREHOUSE

103 SOUTH ACRES DRIVE, SIKESTON, MO 63801

FOR LEASE

Presented By:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Discover a rare leasing opportunity like no other at 103 South Acres Drive, Sikeston, MO, 63801. This exceptional property features six dock height doors with hydraulic levers and a dock height overhead door, offering unparalleled accessibility for logistics operations. With a ceiling height of 22' on the sides and 34' in the center, this space provides the clearance needed for diverse activities. The large drop lot for 100+ trucks and ample parking space enhance the property's functionality. Situated 150 miles equidistant from St. Louis and Memphis, and located only 1/4 mile from the intersection of Interstate 55 and Interstate 57, this property offers an ideal location for businesses seeking strategic connectivity and efficient operations.

### PROPERTY HIGHLIGHTS

- Six dock height doors with hydraulic levers
- One dock height overhead door
- Ceiling height: 22' on sides, 34' in center
- Large drop lot for 100+ trucks
- Ample parking space
- 150 miles equidistance from St. Louis & Memphis
- Located 1/4 mile from intersection of Interstate 55 and Interstate 57

### OFFERING SUMMARY

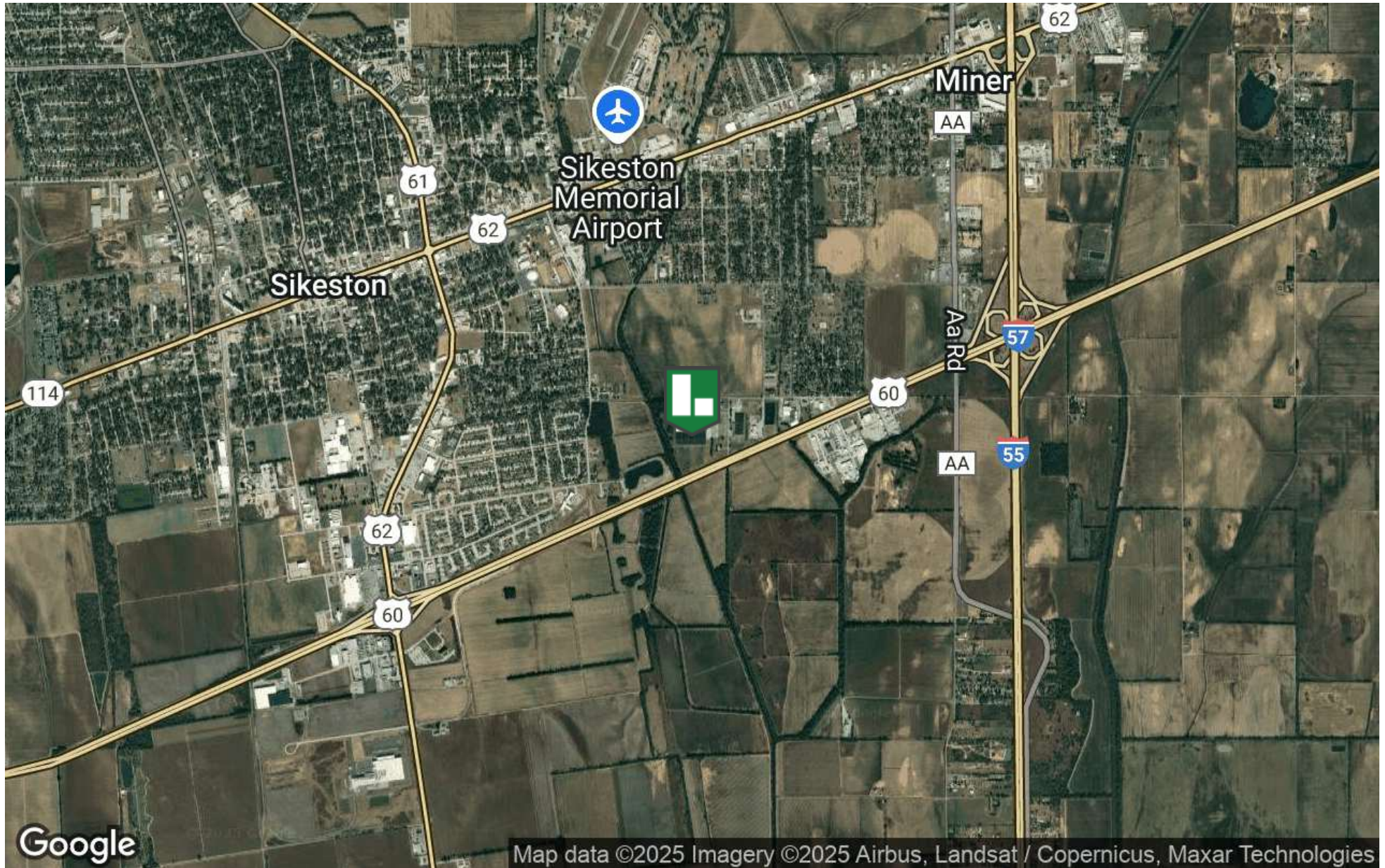
Lease Rate:	\$4.25 SF/yr (NNN)
Number of Units:	1
Available SF:	210,000 SF

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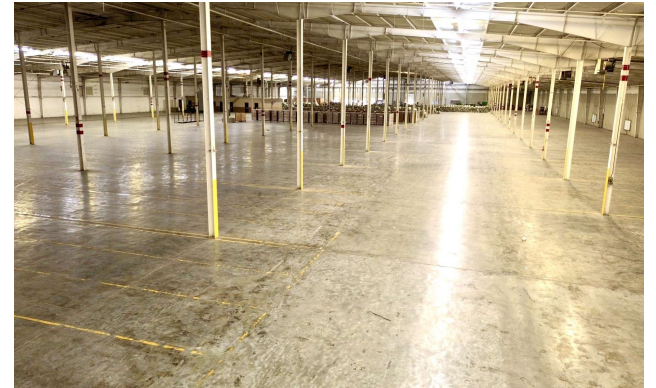
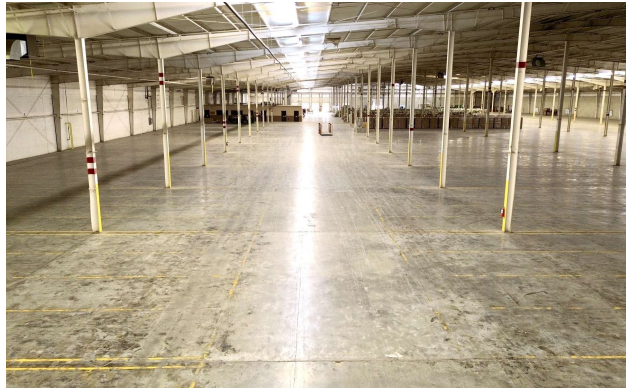
## LOCATION MAP



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## ADDITIONAL PHOTOS





## AREA MAP



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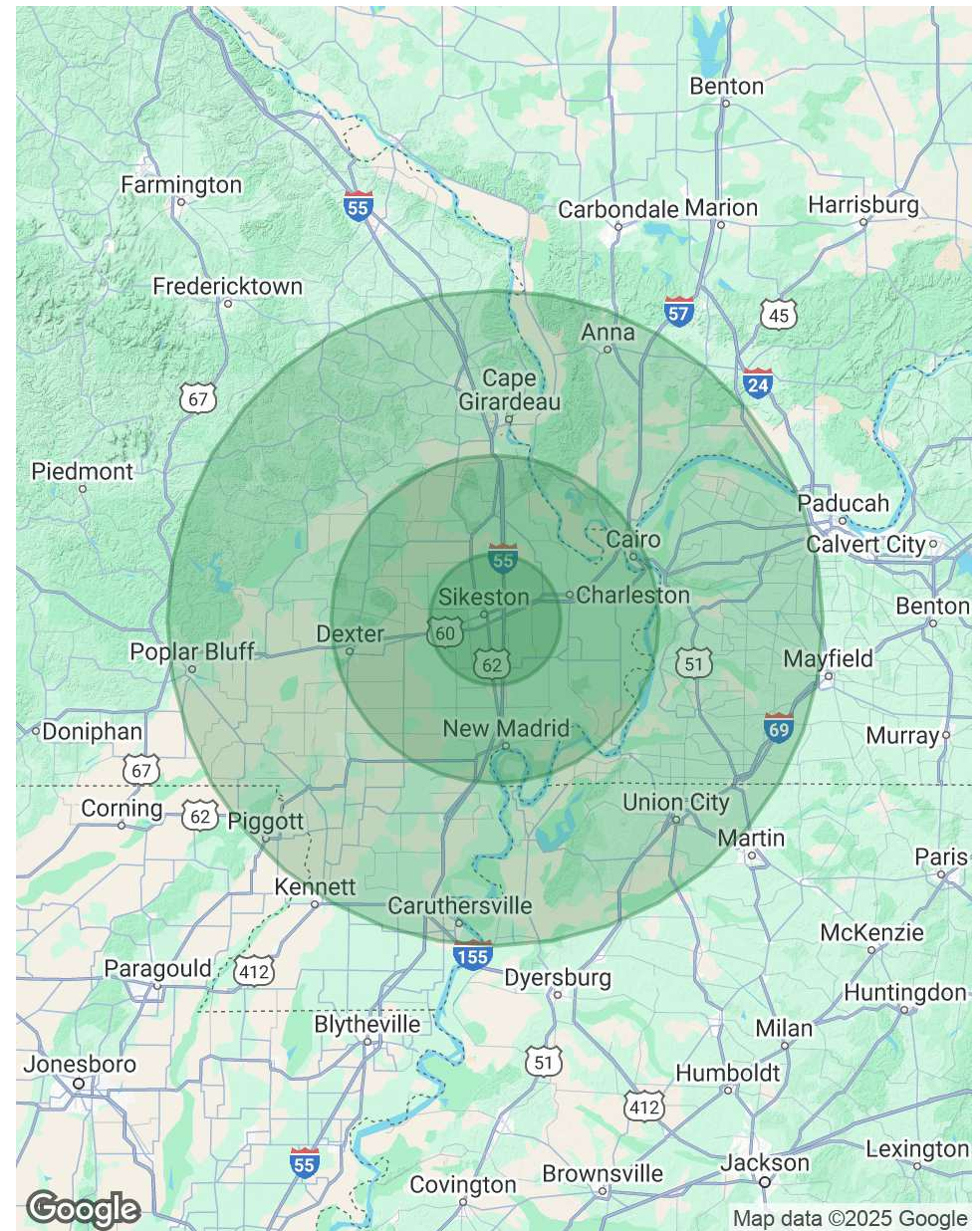


## DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	25 MILES	50 MILES
Total Population	25,545	73,982	346,386
Average Age	41	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	10,415	30,509	141,939
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$77,735	\$72,786	\$77,945
Average House Value	\$170,084	\$168,714	\$197,413

*Demographics data derived from AlphaMap*



**MATT HUBER****CHRIS COLE, JD, CCIM**

Commercial &amp; Industrial Broker

ccole@lorimont.com

Direct: **573.334.5200** | Cell: **573.275.0429****PROFESSIONAL BACKGROUND**

Chris Cole, a Missouri licensed attorney and real estate broker, has been active in commercial real estate in a variety of roles since 2004.

Chris began his commercial real estate career as an intern with a Columbia, Missouri-based commercial real estate brokerage and developer that builds and leases retail strip centers all over the country. In 2005, Chris graduated from the University of Missouri - Columbia Trulaske College of Business with a dual degree in Finance and Real Estate, and he obtained his real estate license shortly thereafter.

After spending some time in the mortgage industry, Chris went to law school at the University of Missouri - Kansas City, passing the bar and entering law practice in 2009. As an attorney, Chris focused his practice on real estate and other business transactions, assisting a variety of clients throughout Southeast Missouri with vacant land, farm, and other commercial property leases, purchases, and sales.

Chris left full time law practice in late 2012 and entered the commercial real estate and land brokerage industry. Chris is Principal Broker and Owner of Lorimont Commercial Real Estate, where his commercial real estate practice focuses on assisting investors and developers with acquisitions and dispositions, tenant and landlord representation, and investment and feasibility analysis in all asset classes.

In 2021, Chris became a Certified Commercial Investment Member (CCIM) of the National Association of REALTORS' CCIM Institute. The CCIM designation is commercial real estate's global standard for professional achievement, earned through an extensive curriculum of 200+ classroom hours and professional experiential and volume requirements.

Chris is also a member of the International Business Brokers Association (IBBA) and is available for business brokerage consultations.

**Lorimont Commercial Real Estate**

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