

**FOR SALE**

1400 East Veterans Memorial Pkwy

Truesdale, MO 63380

Asking Price:

\$535,000

\$41.63 PSF

CONTACT US**Chad Burkemper, SIOB**

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Manufacturing Building with Outside Storage and Great Highway Visibility

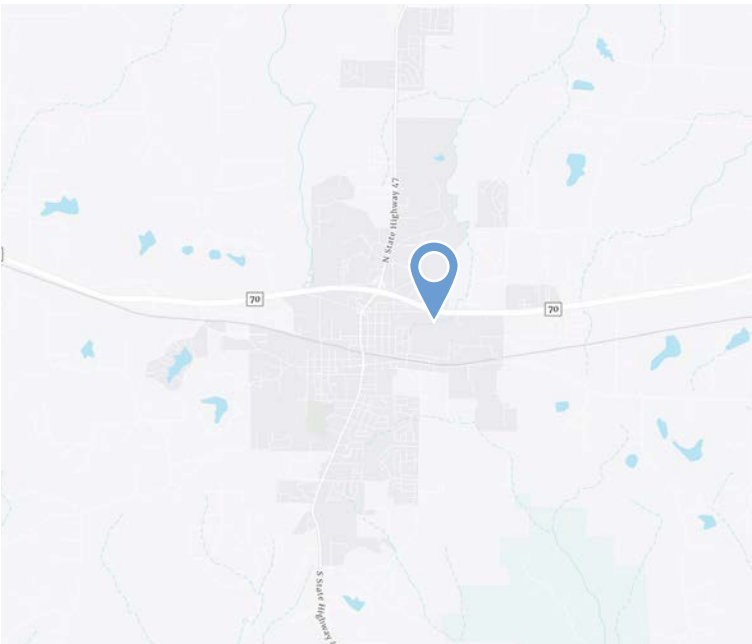
Highlights

- Approximately 12,851 square feet
- 3.65 acres with road frontage along Highway 70
- Outside storage available
- Three (3) Yale overhead cranes (3-ton, 5-ton, and 7.5-ton)
- Property has onsite billboard lease providing additional revenue

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PROPERTY OVERVIEW

Building SF	12,851 SF
Acreage	3.65 Acres
Manufacturing Area	Approximately 11,600 SF
Office SF	Approximately 900 SF
Clear Height	16'
Cranes	Three (3) Yale overhead cranes (3-ton, 5-ton, 7.5-ton)
Loading	Two (2) large drive-in doors
Power	3-phase
Year Built	1970
Sale Price	\$535,000 (\$41.63/SF)



LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	3,402	1,316	\$73,933	248	3,075
3 Miles	13,532	5,306	\$80,995	507	5,850
5 Miles	20,701	7,960	\$85,268	604	6,751

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