

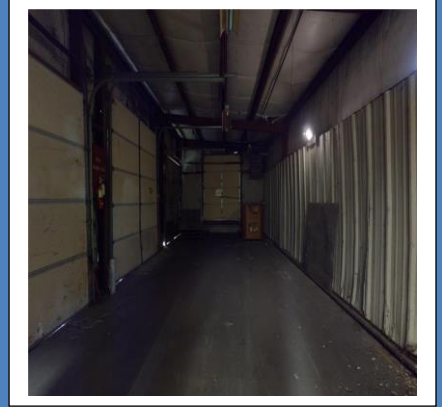
FOR SALE OR LEASE



715
E. Austin Blvd
Nevada, MO
64772

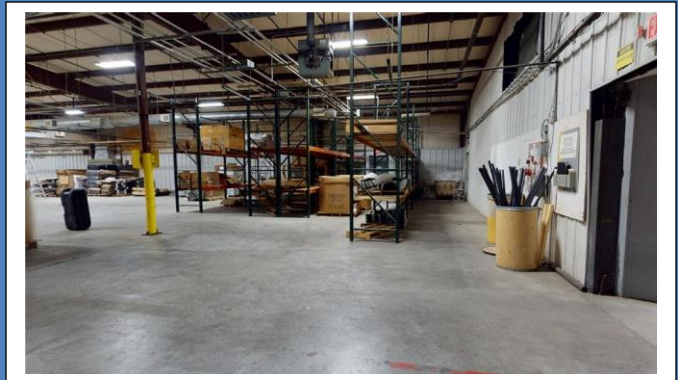
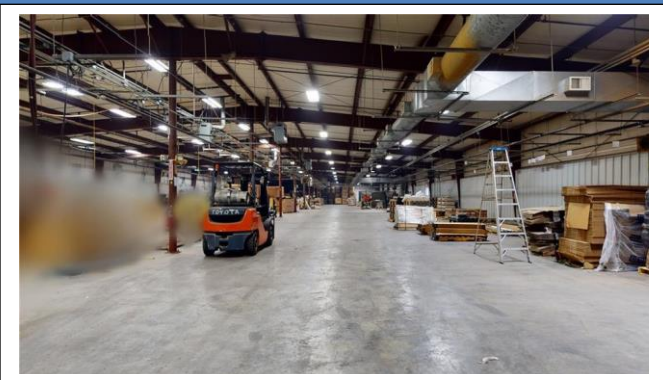


Fantastic warehouse/light manufacturing opportunity! Strategically located on the major thoroughfare in Nevada (Austin Blvd/State Hwy 54) as well as adjacent to railroad tracks. This vast ~40,000 sq ft facility is ideal for your needs! This property has excellent potential as a regional distribution center. Featuring five loading docks with one drive in door, ample space for machinery and product, abundant office space, newer roof, 3 phase power, all climate controlled – it is ready for you to move right in! The City of Nevada is business friendly and offers incentives to new and relocating businesses as well. A large, well-maintained facility like this, all ready to move in that has everything you need (proximity to transport options, city willing to work with you, flexible use potential and so much more!) This is hard to find, so don't hesitate to call!



Property for Lease

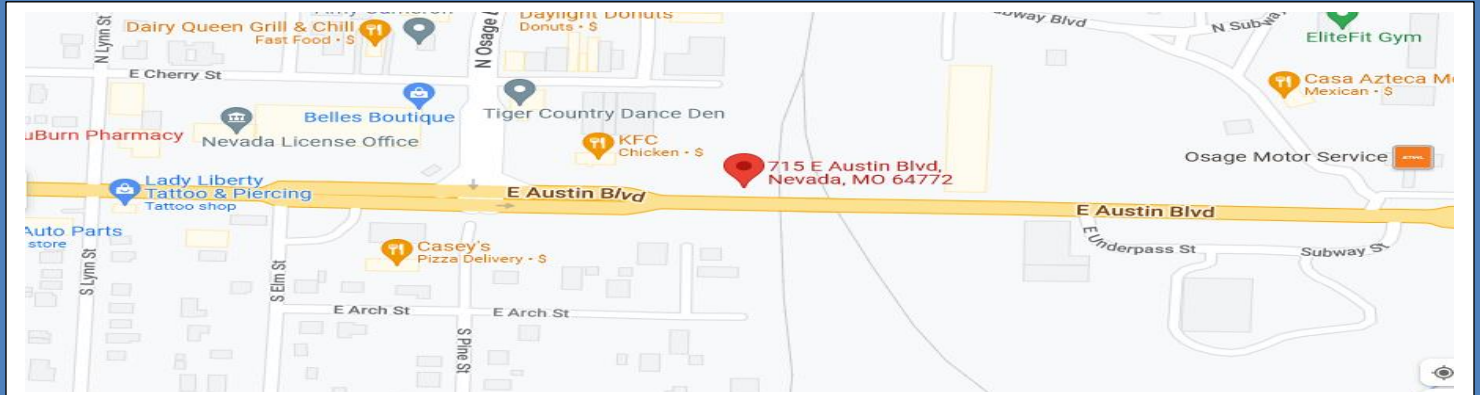
Lease Rate	\$3.50 SF NNN	Tenancy	Single
Property Type	Industrial	Clear Ceiling Height	15 feet
Property Sub-type	Manufacturing/Warehousing	Loading docks	5
Lot Size	1.8 Acres	No. Drive In / Grade-Level Doors	1
Gross Leasable Area	40,000	Real Estate Taxes	\$4,340/year
Lot Size	1.55 acre		





DIRECTIONS:

From Austin Blvd, turn **NORTH** onto Osage Blvd. Turn **EAST** onto Walnut Street, stay to the right to go under the bridge. **RIGHT** after the first bridge, turn **SOUTH** onto Subway Street.



SCHEDULE A TOUR TODAY

(913) 631-9995