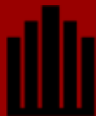


For Sale or Lease

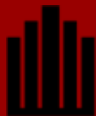
IOS Site on 12.25 Acres with 3 Buildings
CALL BROKER FOR PRICING





PROPERTY HIGHLIGHTS

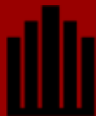
- Owner is flexible on which buildings or acreage are sold or leased. Can be combined or individual based on Buyer/Tenant needs.
- Prime location just off Hwy 70 with over 700 feet of frontage along N Broadway
- Ideal for transportation/trucking, contractor yard, equipment rental and sales, outdoor storage, logistics, manufacturing, warehousing, and more
- Excellent connectivity to major highways including I-70, I-270, I-44, and I-55
- Surrounded by major logistics and freight operators such as XPO, JB Hunt, Midwest Systems, ABF Freight, Central Transport, Midwest Systems, Old Dominion, Truck Centers – Freightliner, Broadway Ford Truck Sales, and others
- Current income of \$14,750/month from existing month-to-month tenants
- Property is located in an Opportunity Zone, offering potential tax incentives for buyers
- Phase 1, survey, title work, and appraisal recently completed by owner
- Zoning: (K) Unrestricted and (J) Industrial



PROPERTY SUMMARY

- **Acres:** 12.25 acres
- **# of Buildings:** 3
- **Total Square Footage:**
46,326 SF
- **Site Features:**
Paved/graveled, fenced,
gated, and lit
- **Access:** Multiple access
points to the property from
N. Broadway Ave
- **Strategic Location:** Property
is adjacent to Railway





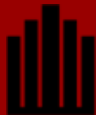
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6400-6500 N Broadway

SOUTH OF CAMPBELL AVE: BUILDING #1 ON 6.62 ACRES

- **Size:** 14,660 SF
- **Clear Height:** 19'
- **Doors:** 10 Overhead Drive-ins
 - (1) 16' x 18'
 - (3) 14' x 18'
 - (5) 14' x 14'
 - (1) 9' x 10'
- **Layout:**
 - **Shop:** 12,035 SF (83%)
 - **Office:** 2,625 SF (17%) with reception area, 3 offices, kitchenette, 2 restrooms, security cameras, and coded front entry
- **HVAC:** Central (Office) / Heat (Shop)
- **Electric:** 3-Phase
- **Exterior Walls:** Block
- **Recent Upgrades:** New Spray Foam Roof (2024), new Skylights in Shop, Interior Paint, & Overhead Doors serviced



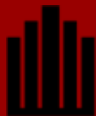


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6400-6500 N Broadway

SOUTH OF CAMPBELL AVE: BUILDING #1 INTERIOR



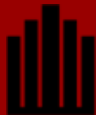


NORTH OF CAMPBELL AVE – BUILDING #2

Building #2

- **Size:** 28,066 SF
- **Clear Height:** 16'
- **Doors:** 2 Dock Doors, 1 Overhead Drive-in
- **Layout:**
 - Warehouse: 15,900 SF
 - Middle Office: 5,000 SF
 - Front Office/Storage: 7,166 SF
- **HVAC:** Full (Middle Office) / Heat (Warehouse)
- **Electric:** 3-Phase
- **Exterior Walls:** Concrete Precast
- **Recent Upgrades:** New Spray Foam Roof on Warehouse (2024), TPO Roof (2019) on Middle Office, Interior Paint, & new Skylights in Warehouse



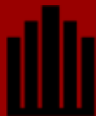


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NORTH OF CAMPBELL AVE – BUILDING #2 INTERIOR





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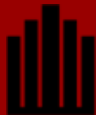
6400-6500 N Broadway

NORTH OF CAMPBELL AVE – BUILDING #3

Building #3

- **Size:** 3,600 SF
- **Clear Height:** 16'
- **Doors:** (3) 14' x 12' Overhead Drive-in
- **HVAC:** Full (Office) / Heat (Warehouse)
- **Electric:** 3-Phase
- **Exterior Walls:** Metal



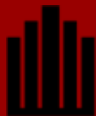


For Sale or Lease

6400-6500 N Broadway

LOCATION

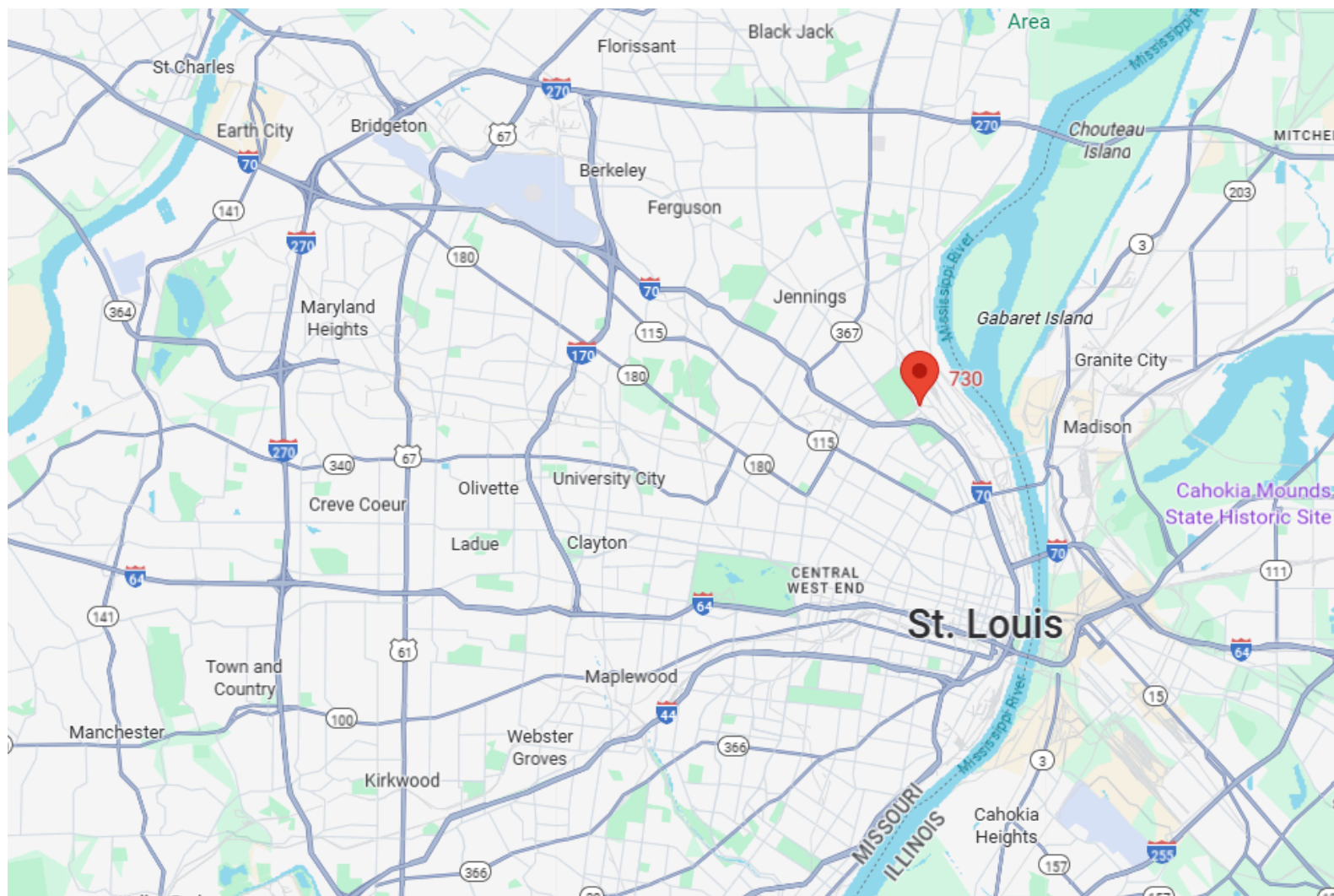




For Sale or Lease

6400-6500 N Broadway

LOCATION



Brian McCune

Office: 314.849.5858

Cell: 314.276.5493

Brian@bahnrealty.com

Nick Bahn

Office: 314.849.5858

Cell: 314.322.2020

Nick@bahnrealty.com