

1185 NORTH CHURCH STREET
SULLIVAN, MO 63080



PROPERTY HIGHLIGHTS

- ▶ 40,000 SF Industrial Building on 8.06 Acres
- ▶ Can be expanded with an additional 30,000 SF
- ▶ Includes 1,100 SF of Office
- ▶ Three Docks and One 12' x 14' Drive-in Door
- ▶ 18' Ceiling Height and Wet Sprinkler System
- ▶ Excellent access to I-44
- ▶ **Lease Rate: \$5.00/sf NNN**
- ▶ **Sale Price: \$2,600,000**

Contact Information

Michael Cozad
(314) 646-3307
mcozad@cozadgroup.com

Jason Dunaway
(314) 646-3306
jdunaway@cozadgroup.com

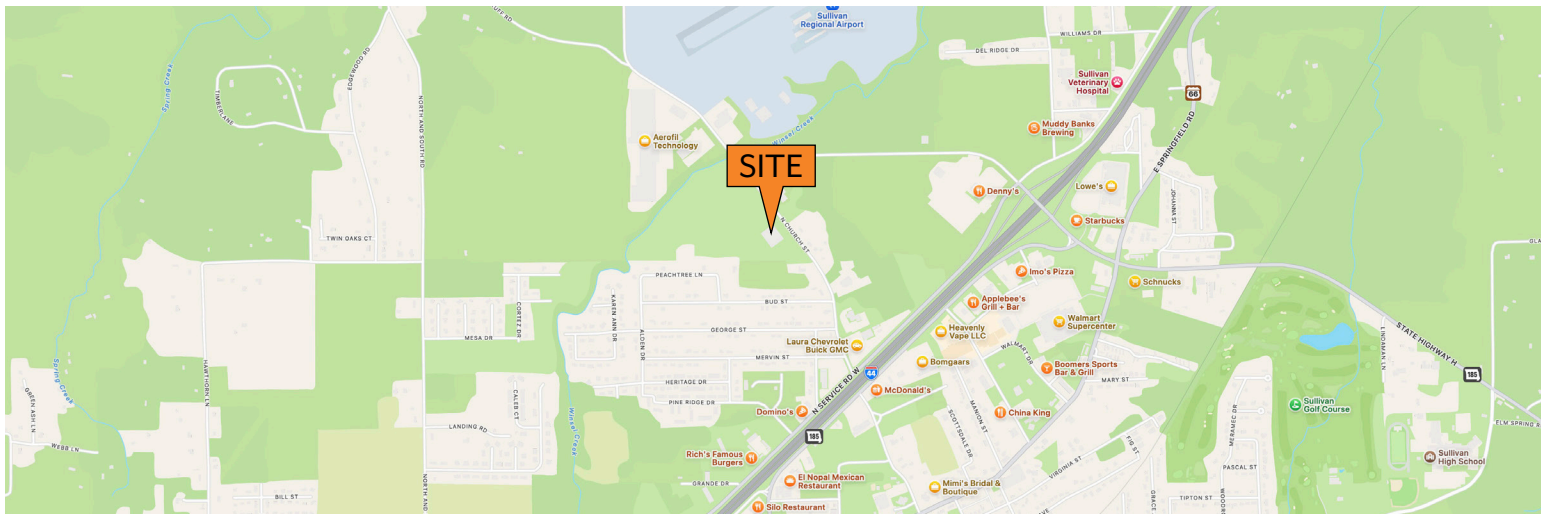


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143



1185 NORTH CHURCH STREET

SULLIVAN, MO 63080



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

COZAD COMMERCIAL REAL ESTATE
MD REAL ESTATE ADVISORS
A subsidiary of Cozad Commercial Real Estate, Ltd.
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143