

4800 S SPOEDE LN, TRUESDALE, MO 63380
FOR LEASE \$7NNN / SALE \$2,400,000
24,500+/- SQ FT OFFICE WAREHOUSE
FREEZER & COLD STORAGE
\$7.00 NNN



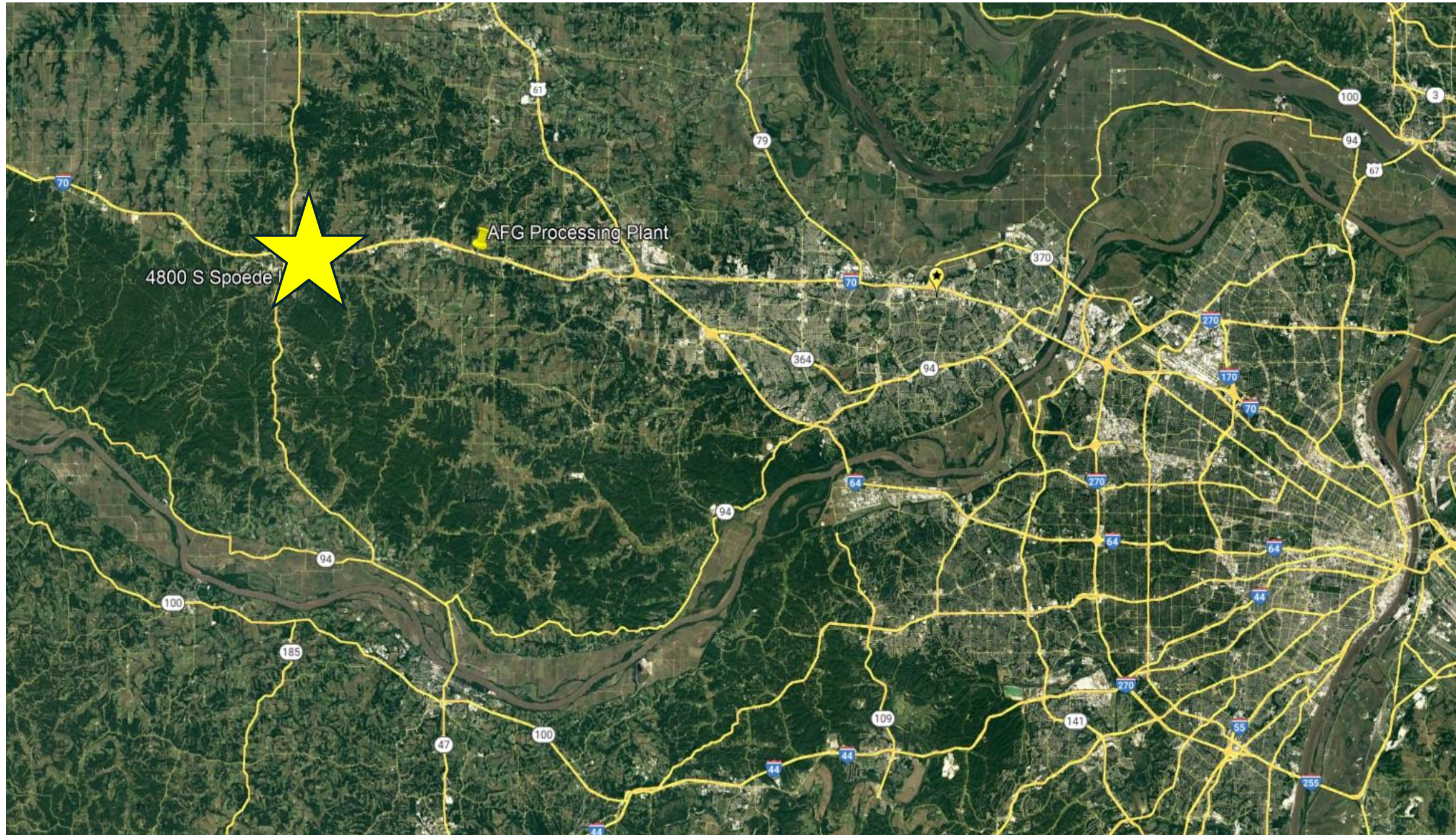
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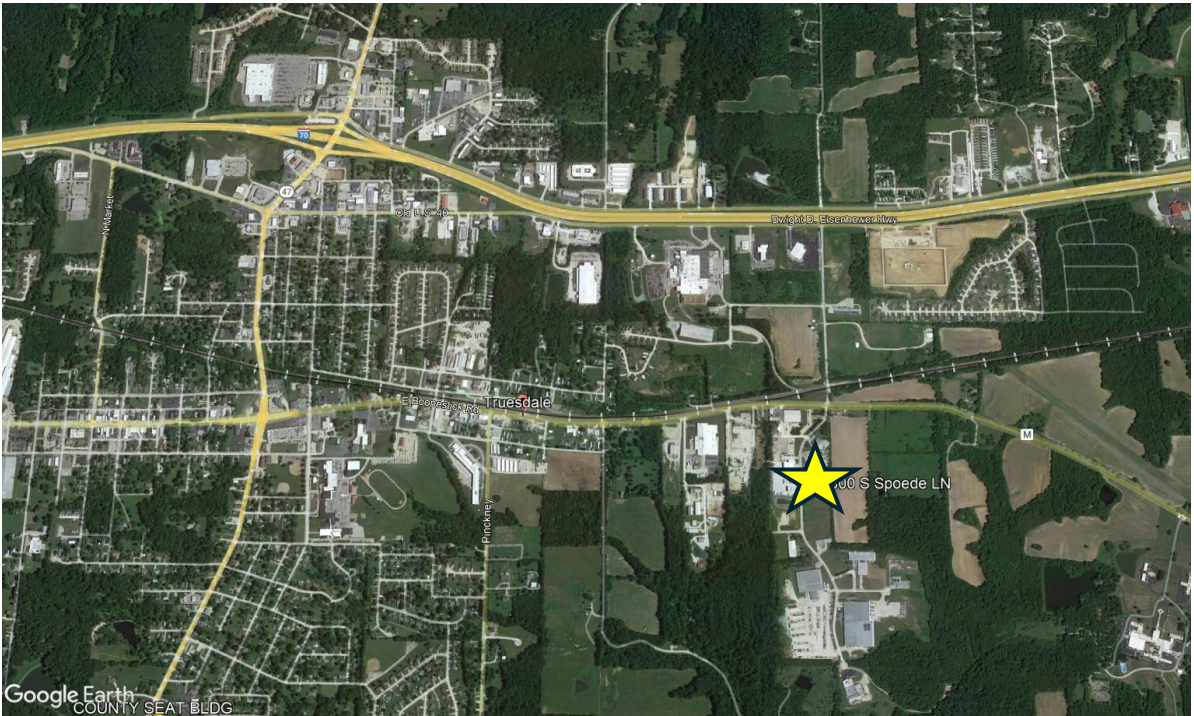
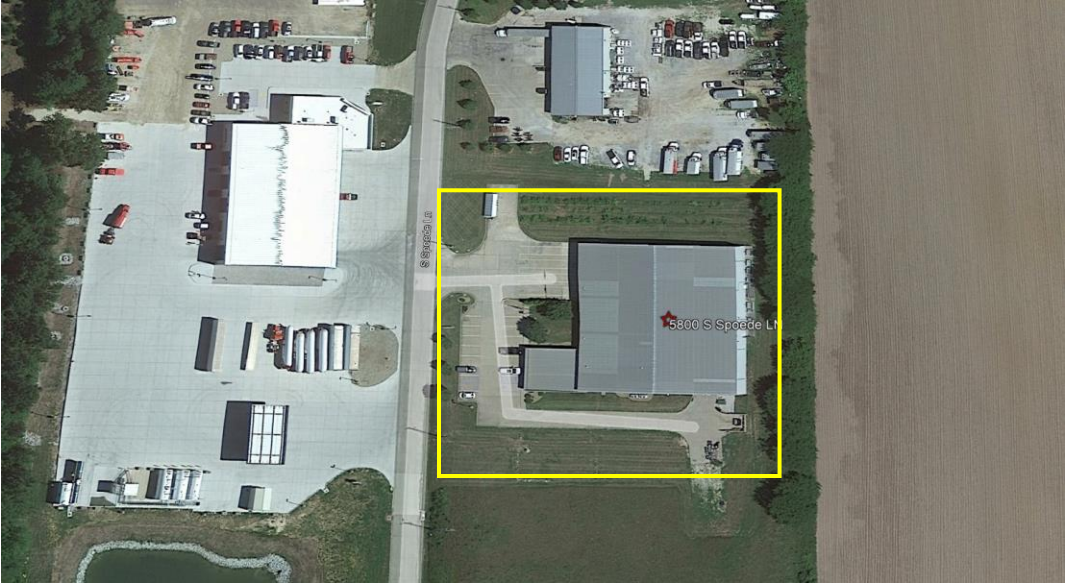
5 MINUTES TO I-70
20 MINUTES TO I-64
47 MINUTES TO I-44
57 MINUTES TO I-55

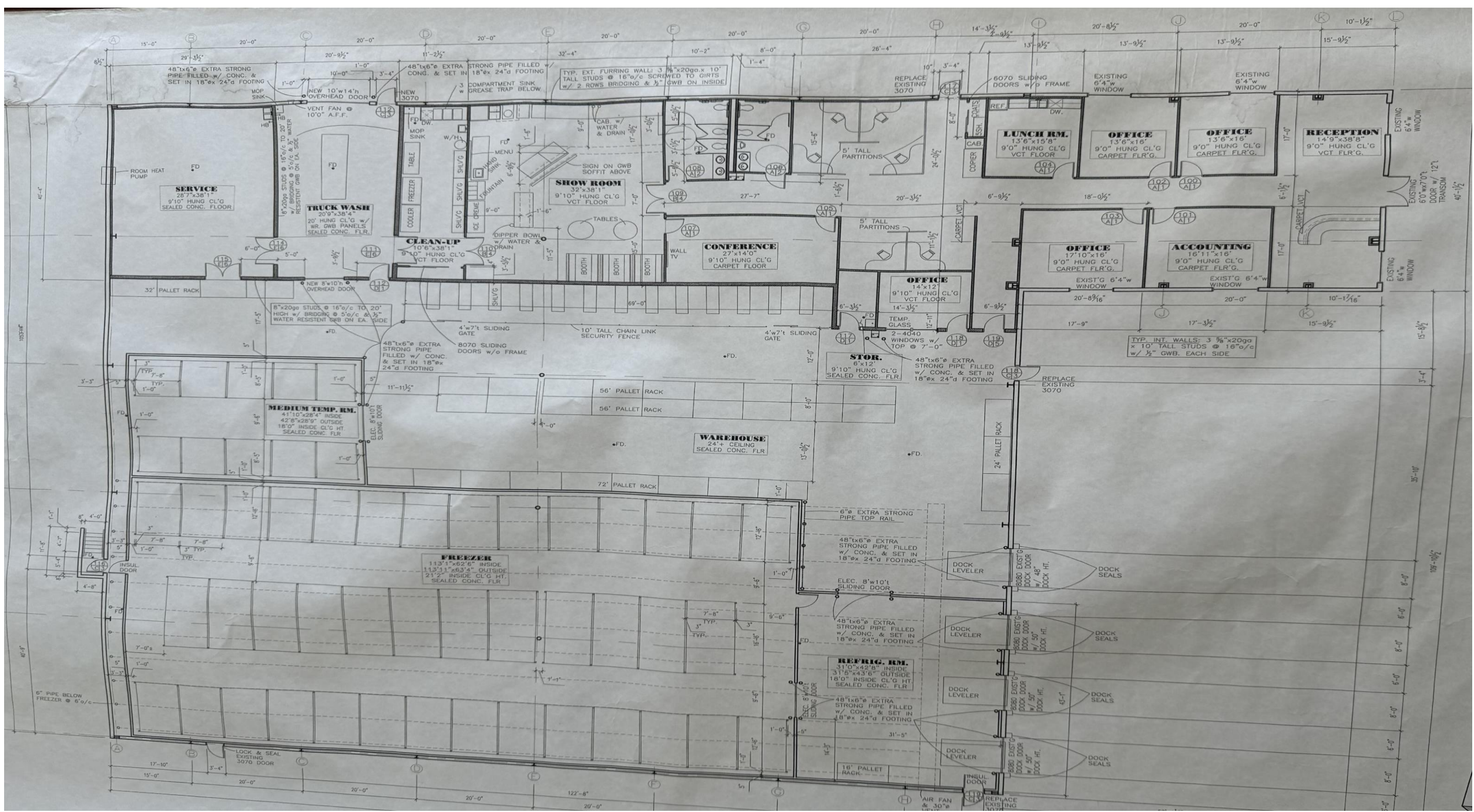
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PROPERTY DETAILS

- BUILDING SIZE - 24,500+/-
- LOT SIZE- 1 ACRE
- CEILING HEIGHT IN WAREHOUSE – 24’
- LOADING DOCKS- 4
- DRIVE IN – 1
- FREEZER STORAGE- 7,000 +/- SQUARE FEET
- MEDIUM TEMP ROOM- 1,200 +/- SQUARE FEET
- EVERYTHING STAYS (RACKS, OFFICE FURNITURE, SECURITY



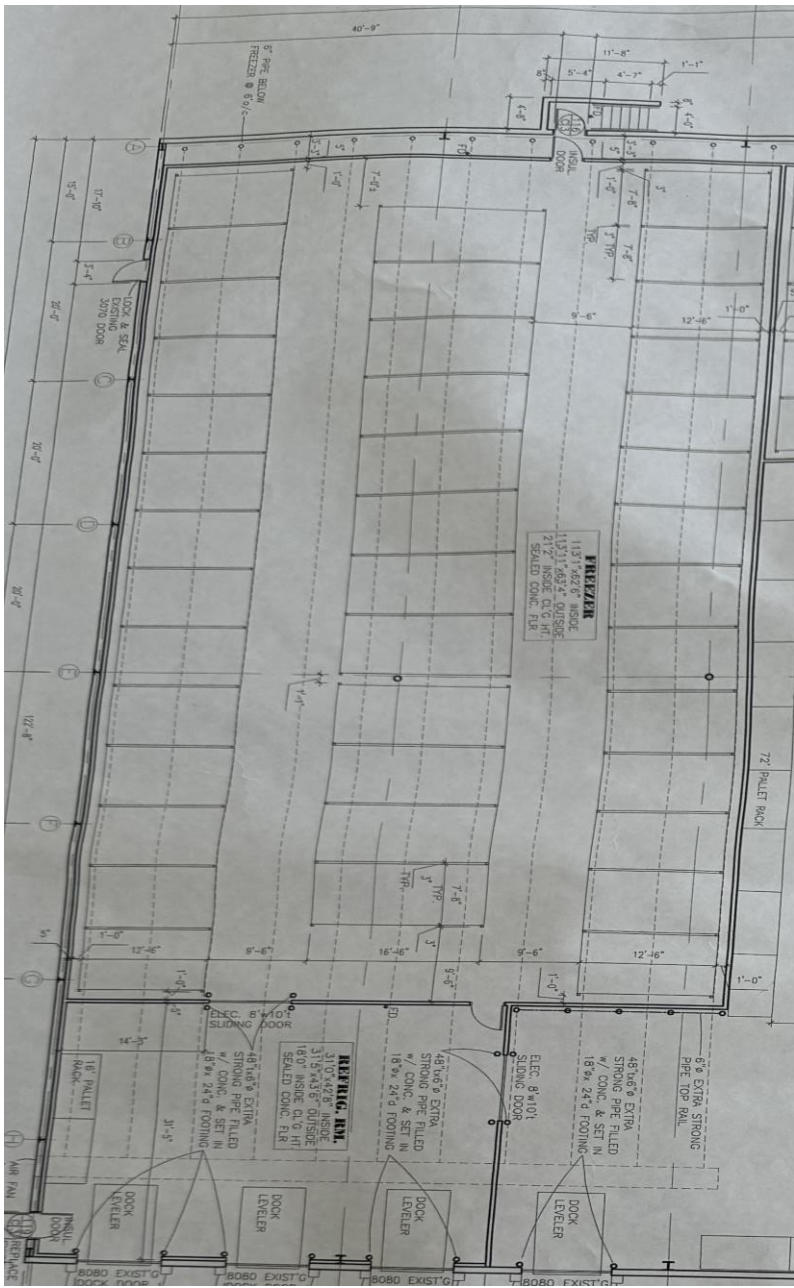




FREEZER AREA- 113'1"x62'6"

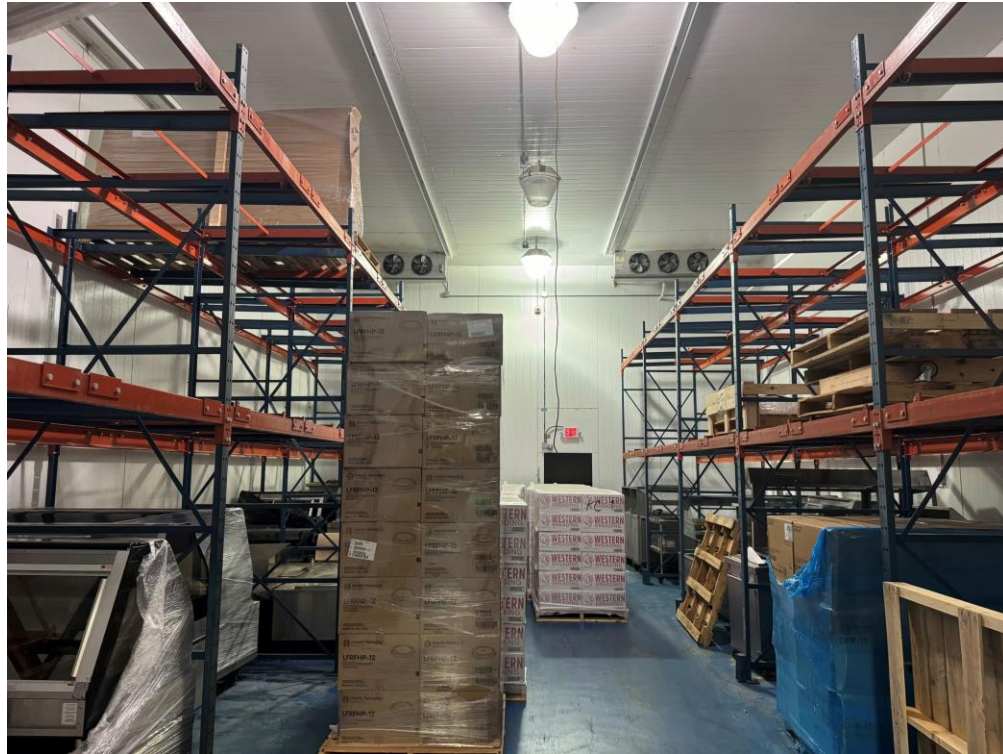
UP TO 780 PALLETS

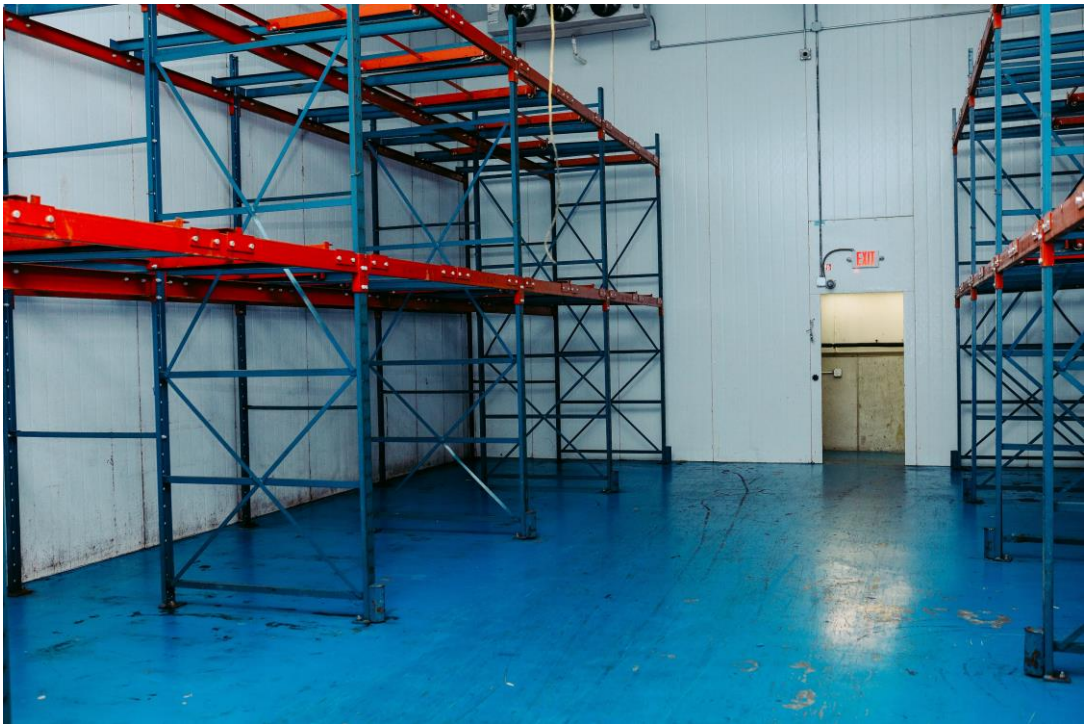
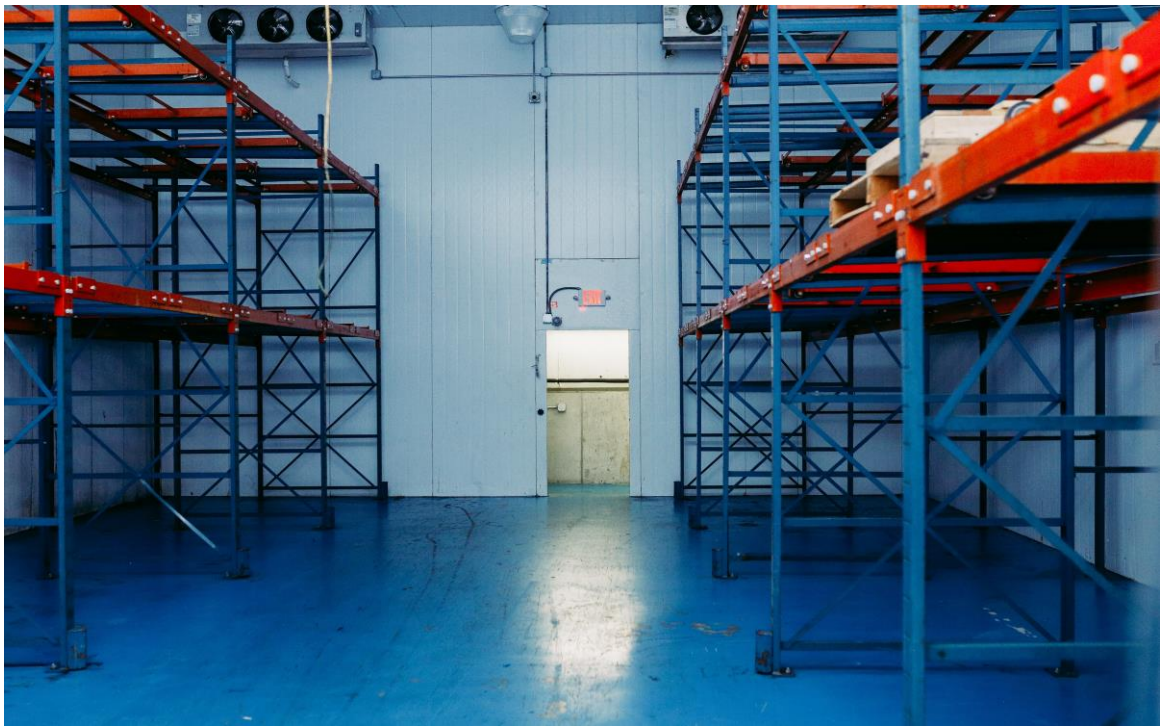




MEDIUM TEMPERATURE AREA –41'10"X28'4"

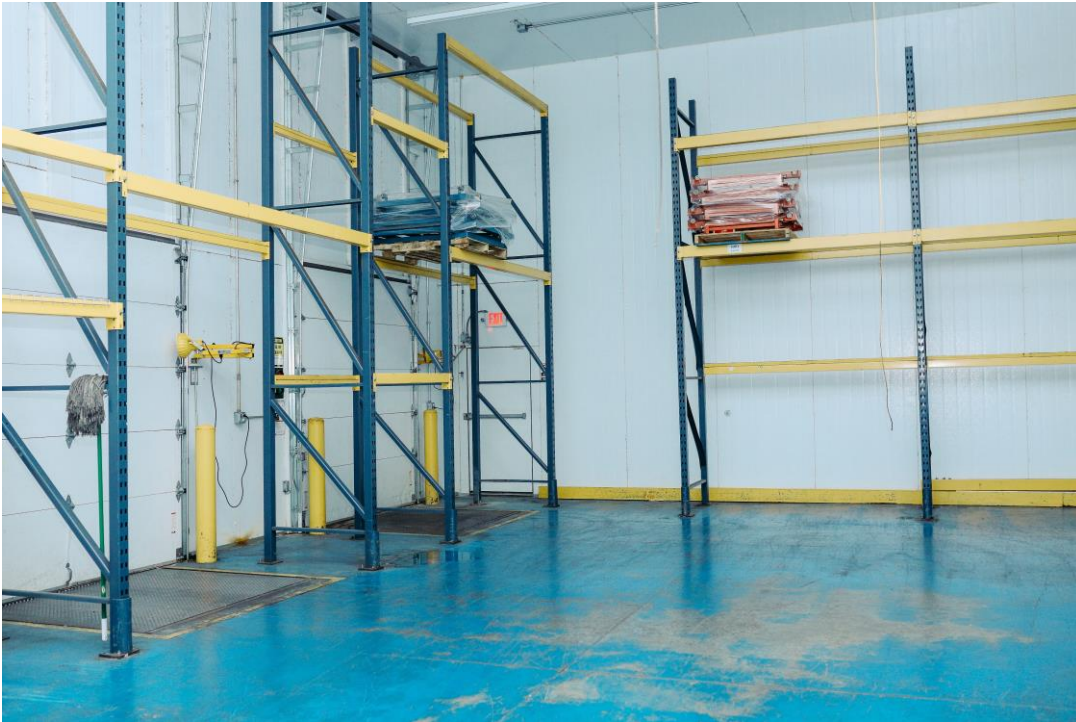
UP TO 120 PALLETS





REFRIGERATOR ROOM –31'5"X43'6"

3 DOCK DOORS



DRY
STORAGE
AREA – 7,000
+/- SQ FT





SHOW ROOM





SERVICE ROOM & TRUCK WASH



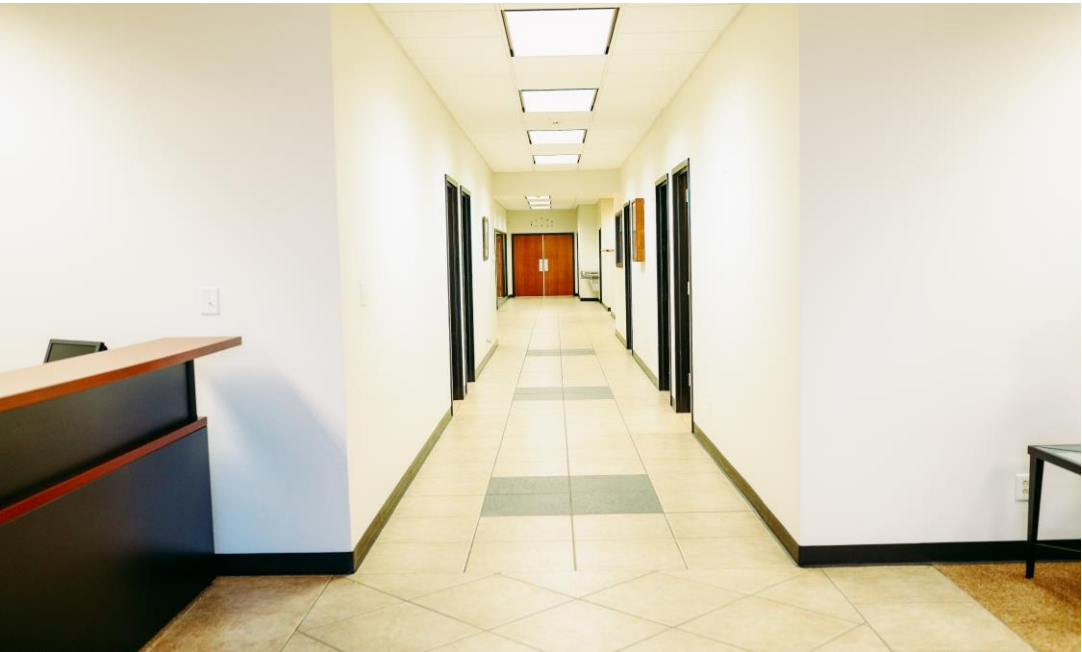


POWER

LOBBY



RECEPTION



BULLPEN AREA



LUNCH ROOM



OFFICES

4 EXECUTIVE OFFICES

2 SMALL OFFICES



CONFERENCE ROOM





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