



Exclusive Offering Memorandum

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100% Leased Food Grade Distribution Center For Sale 4401 and 315 Red Devil Road, Hannibal, MO

Fortune 500 Tenant

Colliers is pleased to present a fully leased food grade distribution center for purchase in Hannibal Missouri. Occupied by a Fortune 500 Food-Grade Manufacturer, this facility was constructed in 2005 specifically for the current tenant. Built strategically less than a half-mile from where the tenant's product is manufactured, this facility satisfies their ever-evolving distribution need. In addition to the 461,250 SF distribution center, the outlot building is included in the offering. The 11,280 SF outlot building is fully leased on a year-to-year lease by Hannibal Mack Sales & Services.

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For Sale

Property Details

4401 Red Devil Road, Hannibal, MO 63401

Building Size:	461,250 SF <ul style="list-style-type: none">• Warehouse: 459,075 SF• Office: 2,175 SF
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Acreage:	23.6 acres
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Dock & Drive-In Doors:	48
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Clear Height:	24' - 28'
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315 Red Devil Road, Hannibal, MO 63401

Building Size:	11,280 SF <ul style="list-style-type: none">• Service Center: 7,280 SF• Office/Retail/Display: 4,000 SF
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Acreage:	12.44 acres
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Built:	1991
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Offering Financials

4401 and 315 Red Devil Road, Hannibal, MO 63401

Price:	\$14,600,000 (\$30.90/SF)
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Investment Highlights

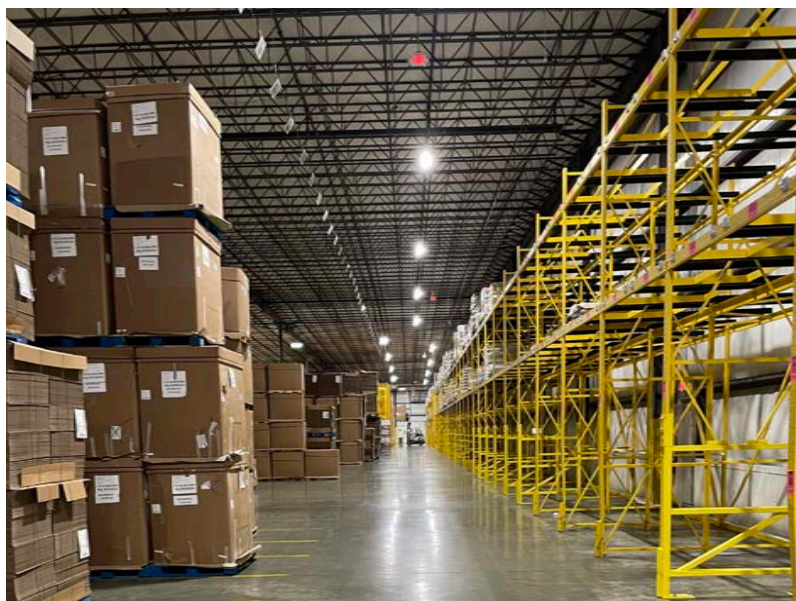
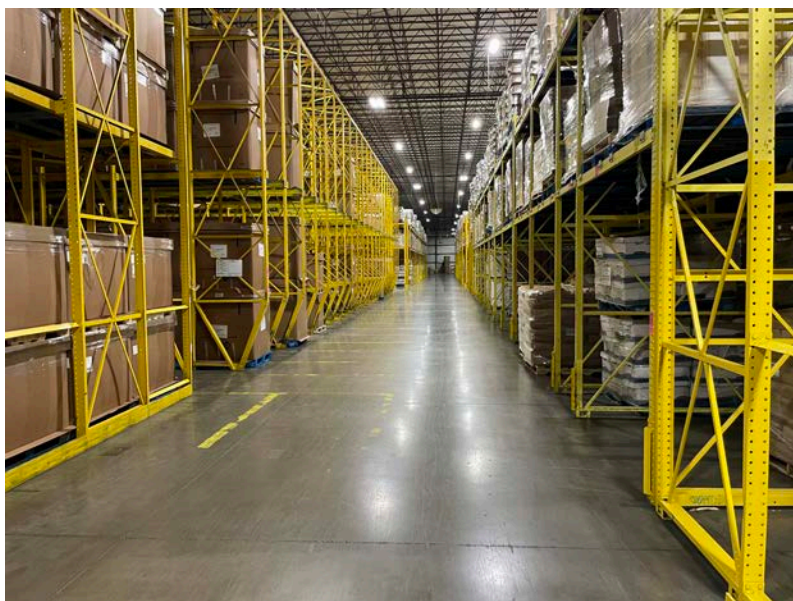
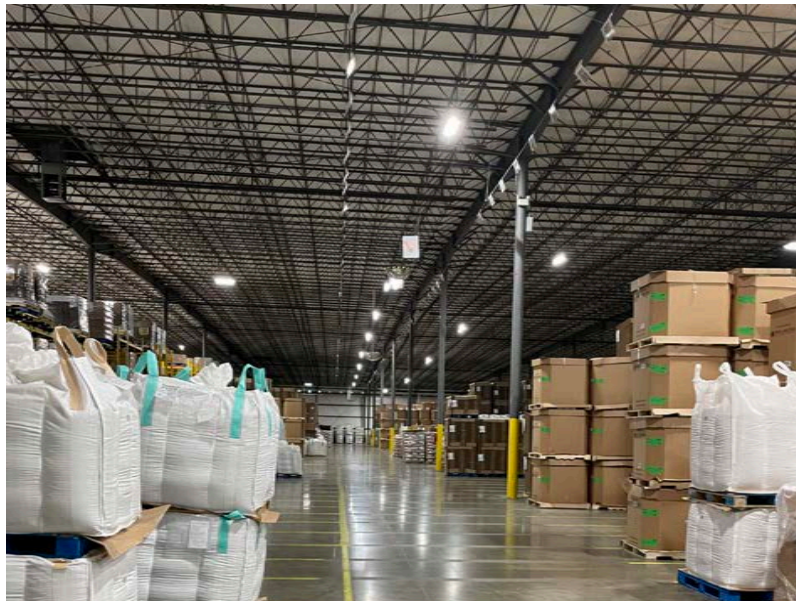
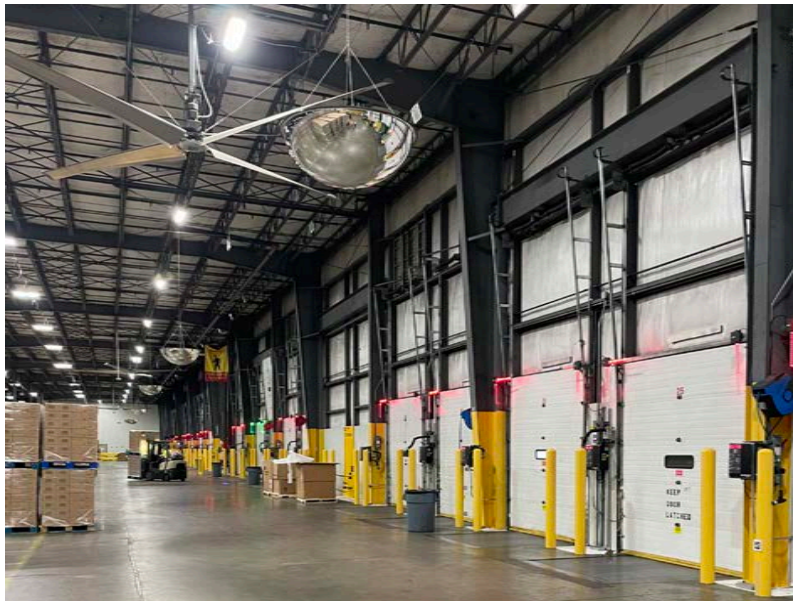
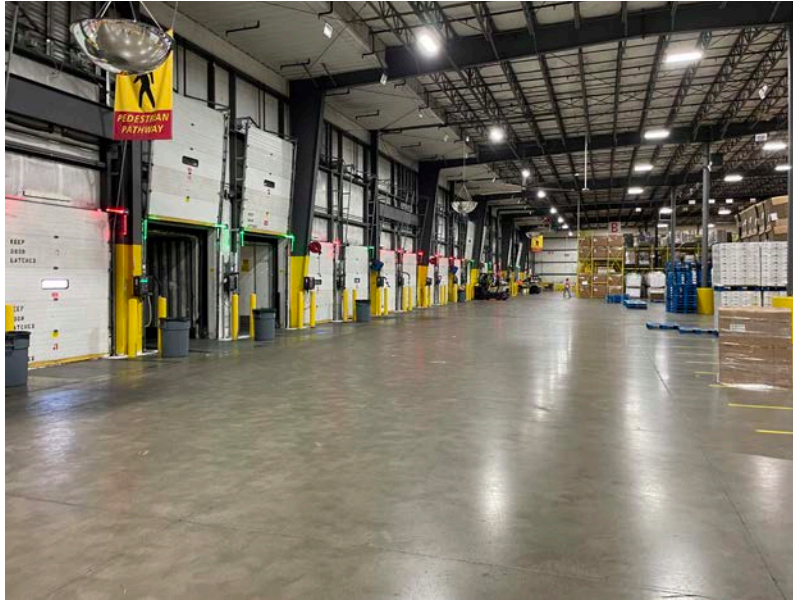
- Tenant Annual Revenue: \$20 Billion
- Major Recent Improvements:
- Recently coated roof (2019 – fully recoated roof), with a 10-year warranty
- \$1.4M installation of a truck lot, truck scale, and guard house in 2017



Property Photos



Property Photos



Location Overview

Marion County



Population

28,394 (2024)



Workforce

65% of population
between ages 19-75



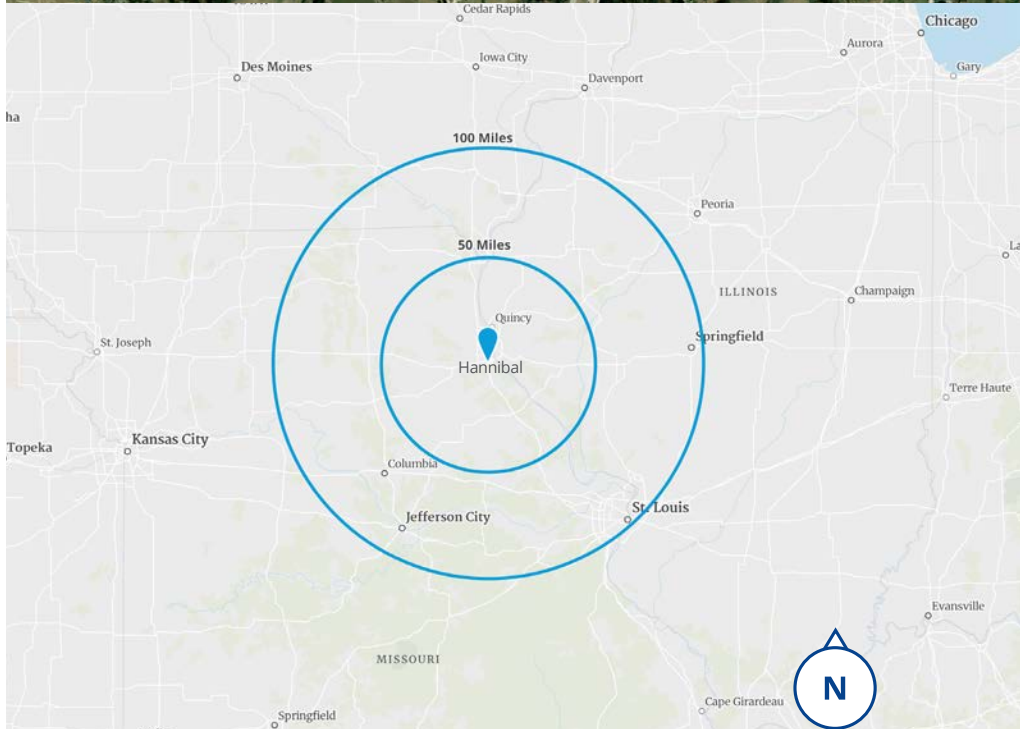
Median
Household
Income

\$65,012 (2024)



Businesses

1,265 (2024)



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