

Former Food Processing Facility

Noel, Missouri

100 Tyson Ave
Noel, MO 64854
www.cbre.com/fayetteville

Price: \$3,450,000



Property Highlights

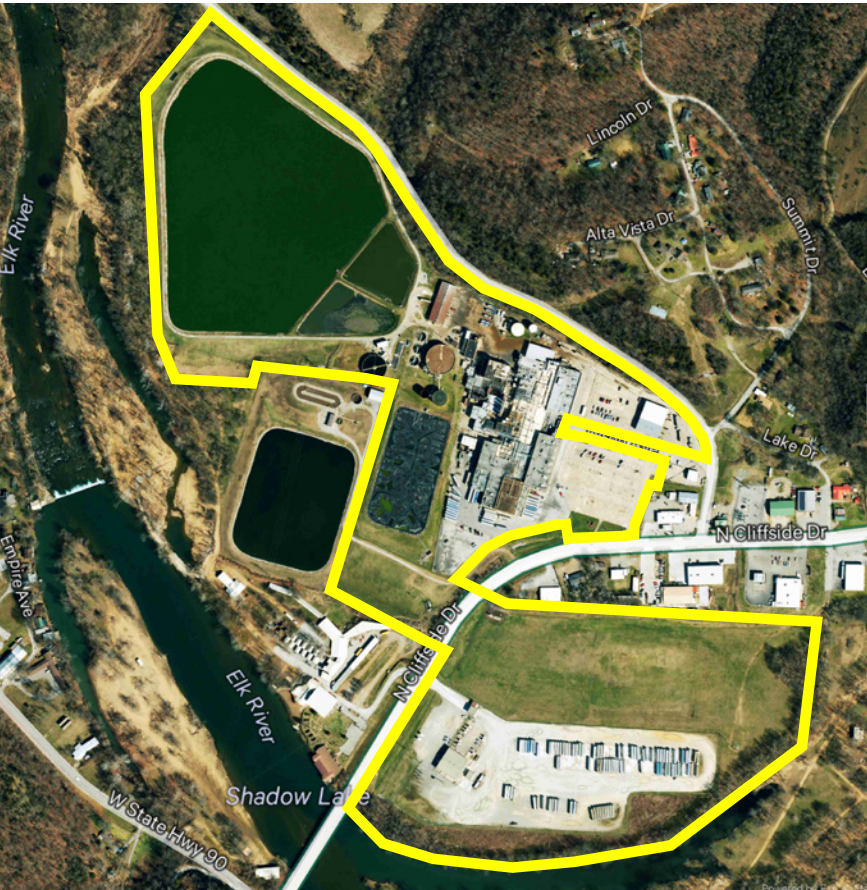
Address	100 Tyson Ave Noel, MO 64854
Price	\$3,450,000
Total Building Size	±266,744 SF
Total Land Size	±100 Acres (3 Parcels)
Year Built	1967, expanded
Type of Construction	MP, pre-cast, masonry, steel
Zoning/Use	Industrial
Accessibility	1 min/0.8 mi to Hwy 59 13 min/8.6 mi to I-49

Main Plant

Building Size	±252,344 SF
Office Space	±11,000 SF
Dry Warehouse Space	±26,094 SF
Formerly Refrigerated Production Space	±63,039 SF
Former Cooler Space	±10,750 SF
Former Blast Freezer Space	±5,250 SF
Former Chiller/Tempering Space	±11,600 SF
Maintenance/Mechanical Space	±12,300 SF
Formerly Refrigerated Dock Space	±3,416 SF
Dry Dock Space	±1,980 SF
Land Size	±61.71 AC
Dock Doors	
Formerly Refrigerated Dock	9
Dry Dock	4 (+1 Ramp)
Clear Height	22' to 28'
Power	Several pad mount transformers, 2 generators for offal and waste water systems
Water	3 wells providing water to 500,000 Gallon Tanks
Sewer	Holding pond 1 acre, waste water treatment system
Gas	4 inch high pressure @10 PSI
Make-up Air	Yes, Evapco/Munterns
Security	Fully fenced with guard shack

Truck Maintenance

Building Size	±14,400 SF
On-Site Truck Maintenance	±8,000 SF
Off-Site Truck Maintenance	±6,400 SF
Land Size	±34.7 Acres
Dock Doors	
On-Site Doors	5
Off-Site Doors	3



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100 Tyson Ave | Noel, MO 64854

For Sale

Main Plant

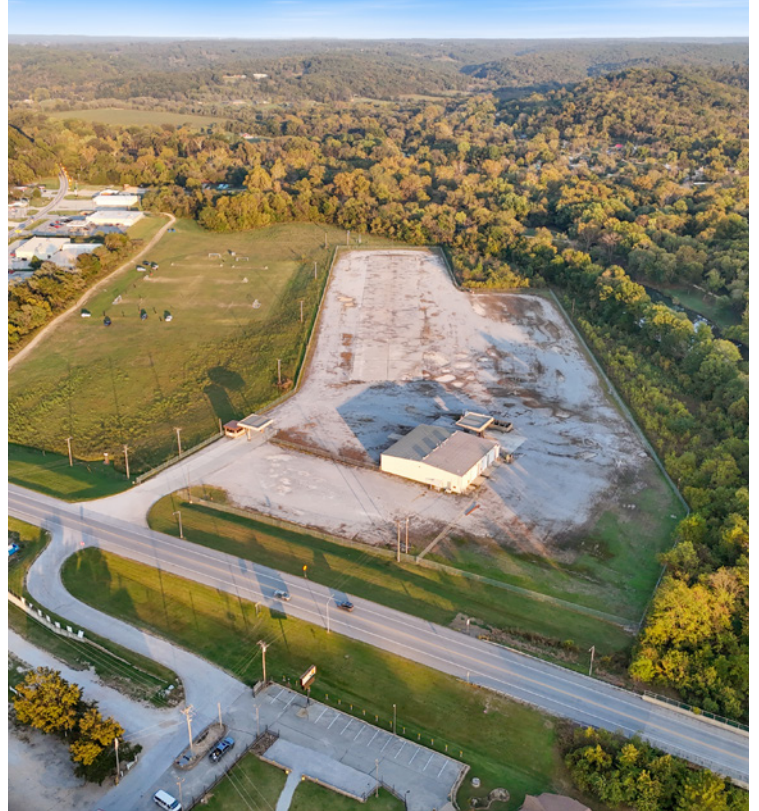


Truck Maintenance

OFF-SITE TRUCK MAINTENANCE



OFF-SITE TRUCK MAINTENANCE



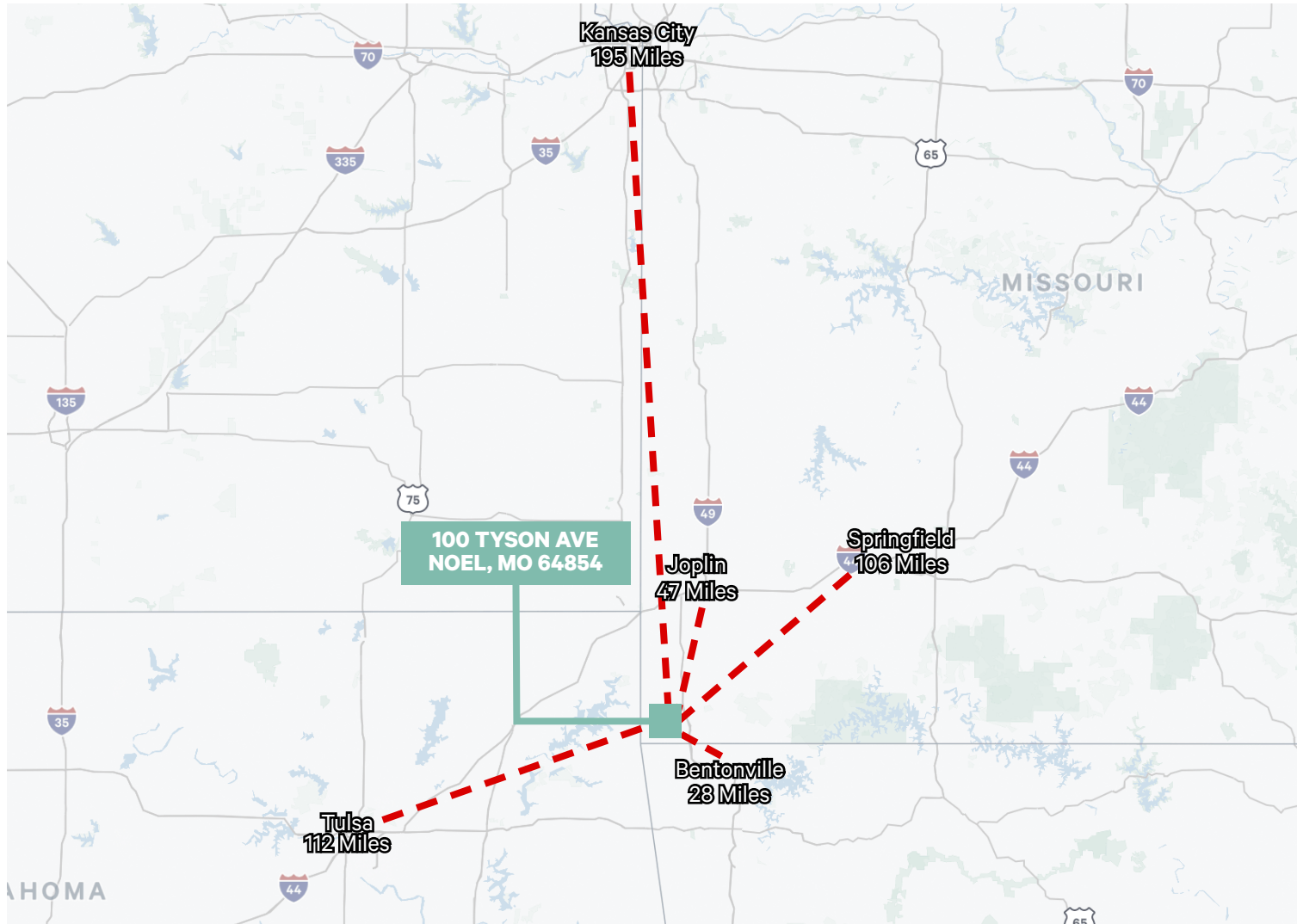
ON-SITE TRUCK MAINTENANCE



MAIN PLANT

ON-SITE TRUCK MAINTENANCE

OFF-SITE TRUCK MAINTENANCE



Location	Distance	Drive Time
Bentonville, AR	28 Miles	33 Minutes
Joplin, MO	47 Miles	51 Minutes
Springfield, MO	106 Miles	1 Hour, 45 Minutes
Tulsa, OK	112 Miles	1 Hour, 53 Minutes
Kansas City, MO	195 Miles	2 Hours, 56 Minutes

Contact Us

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