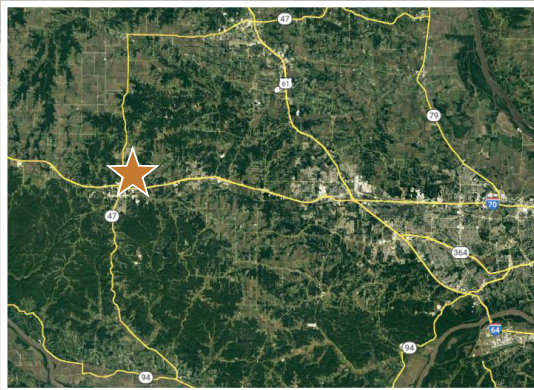




FOR SALE OR LEASE

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380



Property Details

- Building size: 115,000 SF +/-; Constructed circa 1980
- Office size: 6,480 SF (3,240 SF on two levels)
- Will demise - see Leasing Plan
- Lot size: ±10 acres. Optional ±15.5 acres of adjacent land also available (call broker for pricing)
- Power: 480/277V / 2,000 amp / 3-Phase
- Electrical: Electrical bus duct in crane bays
- Cranes: 7 bridge cranes
- Typical Column Spacing: 60' x 25'
- Crane bays: 60' wide
- Ceiling height: 22'-26' clear height
- Docks: 4 (ability to add)
- Drive-ins: 3 (ability to add)
- Fire suppression: Wet sprinkler system
- Lighting: LED

See next page for additional property details

**LEASE RATE: CALL BROKER
FOR DETAILS**

**SALE PRICE: \$5,500,000
(\$47.83/SF)**

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- Prominent Visibility from I-70
- Roof: Replaced Q4 2022. See below for List of Recent Improvements
- Storage: Outside storage yard
- 2023 Real Estate Taxes = \$45,524.92 (\$0.40/SF)
- Location: Conveniently located within 1.5 miles of I-70 in growing Warren County
- Incentives: Located in Enhanced Enterprise Zone (EEZ) & Opportunity Zone with possible Chapter 100 or 353 real and/or personal property tax abatement.

2024 Improvements:

- New asphalt parking lot and drive lane
- New exterior metal skin to replace any damaged sections
- New exterior paint
- New interior metal skin and vinyl wrap in manufacturing/warehouse areas
- New exterior LED perimeter lighting
- New fiber optic service installed (Gateway Fiber)
- New security system with numerous cameras & motion detectors

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Exterior Photos



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Interior Photos



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Aerial View Photos



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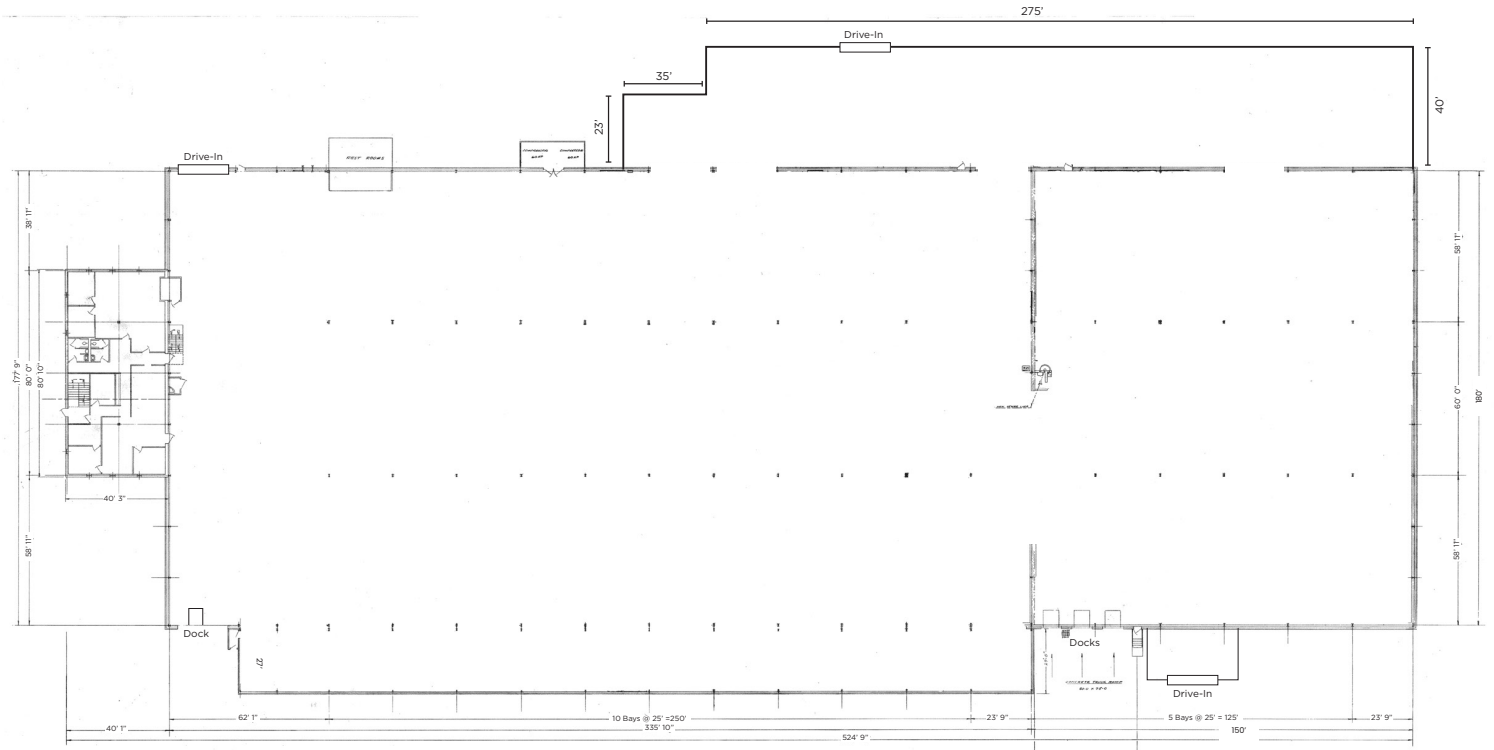
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Floor Plan



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Conceptual Leasing Plan



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