



107,236 SF
FOR SUBLEASE

4315 PICKETT RD ST. JOSEPH, MO

WAREHOUSE/DISTRIBUTION SPACE

TOM O'LEARY

816.268.9101 / toleary@lane4group.com

PROPERTY HIGHLIGHTS

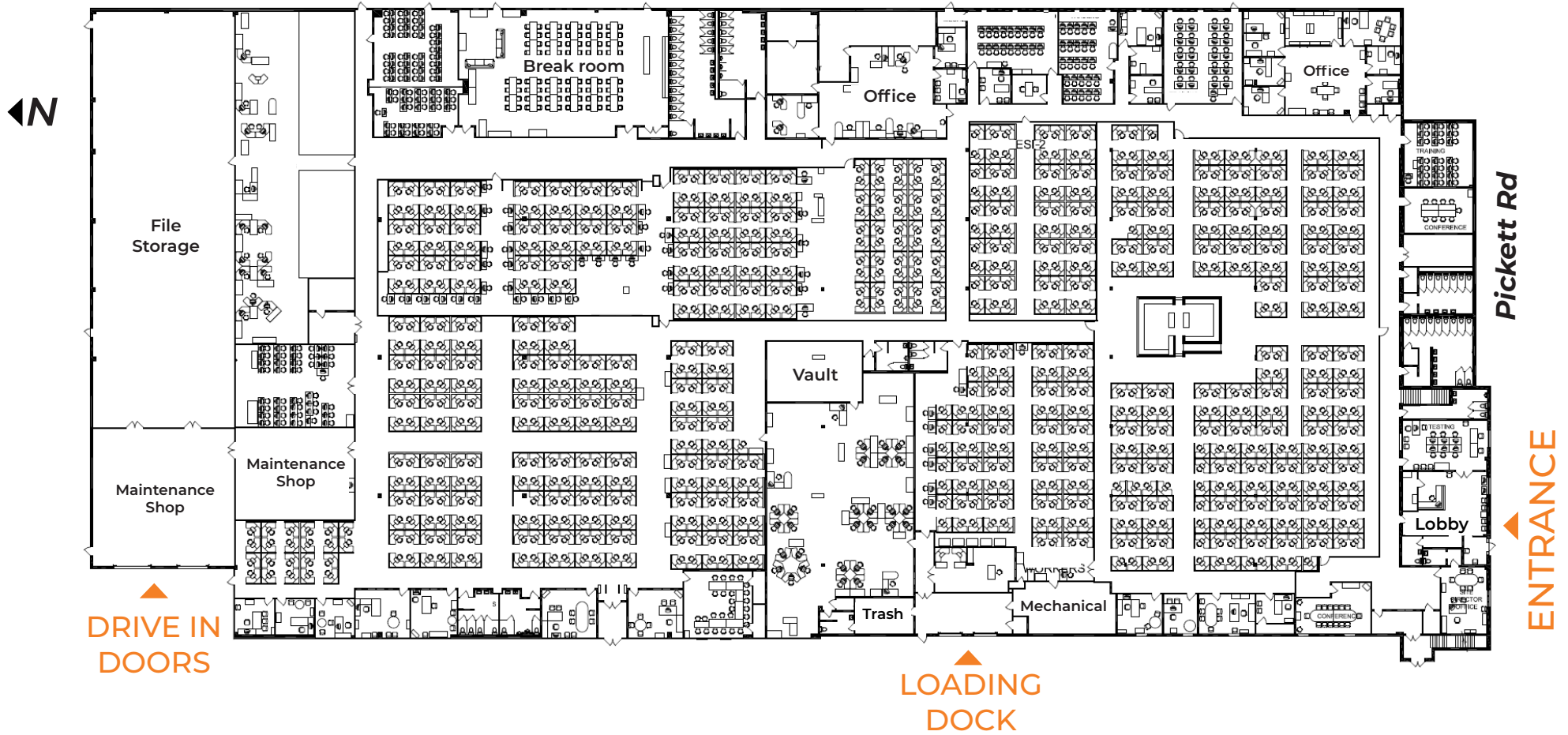
- **107,236 SF** available for sublease through 12/31/2032
- 15 AC lot
- Easy conversion to warehouse/distribution space
(*current call center*)
- Ceiling height: 18'
- Loading: 2 dock high doors and 2 drive-in doors
- Power: 1200 amps 480y/277v 3ph 4w
- 750 KW Generator
- Column spacing 48' x 50'
- LED lighting
- Fully air-conditioned
- Perimeter offices & large break room
- 615 parking spaces available
- 6 training rooms
- Central location near major highways including I-29 and Highway 36, with visibility from I-29



FLOOR PLAN

I-29

107,263 SF



PROPERTY PHOTOS



SITE OVERVIEW

DEMOGRAPHICS	3 MI	5 MI	10 MI
Population	34,135	71,350	88,254
Avg. HH Income	\$76,825	\$78,006	\$80,262
# Of Businesses	1,237	2,647	3,038
# Of Employees	27,872	49,691	54,818



ST. JOSEPH TRADE AREA



AERIAL OVERVIEW

