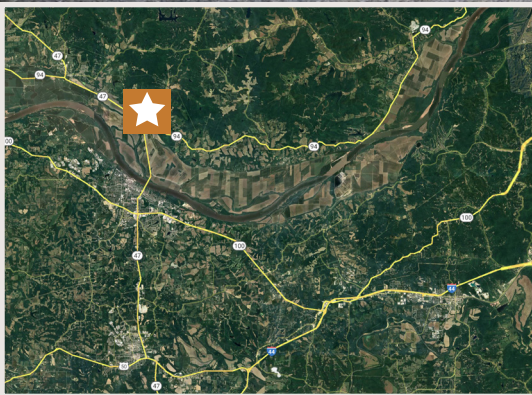




FOR SALE

# 7,500 SF Clear Span Industrial Building on 2.07 Acres

13976 Highway TT, Marthasville, MO 63357



**Joe Schneider, CCIM, SIOR**  
Managing Partner  
636.578.6069  
joe@schneidercommercial.com

**Keith Schneider, CCIM, SIOR**  
Managing Partner  
314.520.2747  
keith@schneidercommercial.com

1551 Wall Street, Suite 200  
St. Charles, MO 63303  
p: 636.949.9797  
**schneidercommercial.com**

## Property Details

- 7,500 SF Clear Span Industrial Building
- Constructed Circa 1973; Building Expansion Circa 1989
- 2.07 Acre Fenced Lot
- 13' Clear Height
- Three (3) Grade-Level Drive-In Doors
  - 12'x16'
  - 12'x15'
  - 10'x8'
- 3 Phase Electric
- Located in Unincorporated Warren County, MO
- Situated 5 Miles North of Washington, MO & East of Marthasville, MO; 10 Miles West of Augusta, MO
- 2025 Real Estate Taxes: \$3,235.99

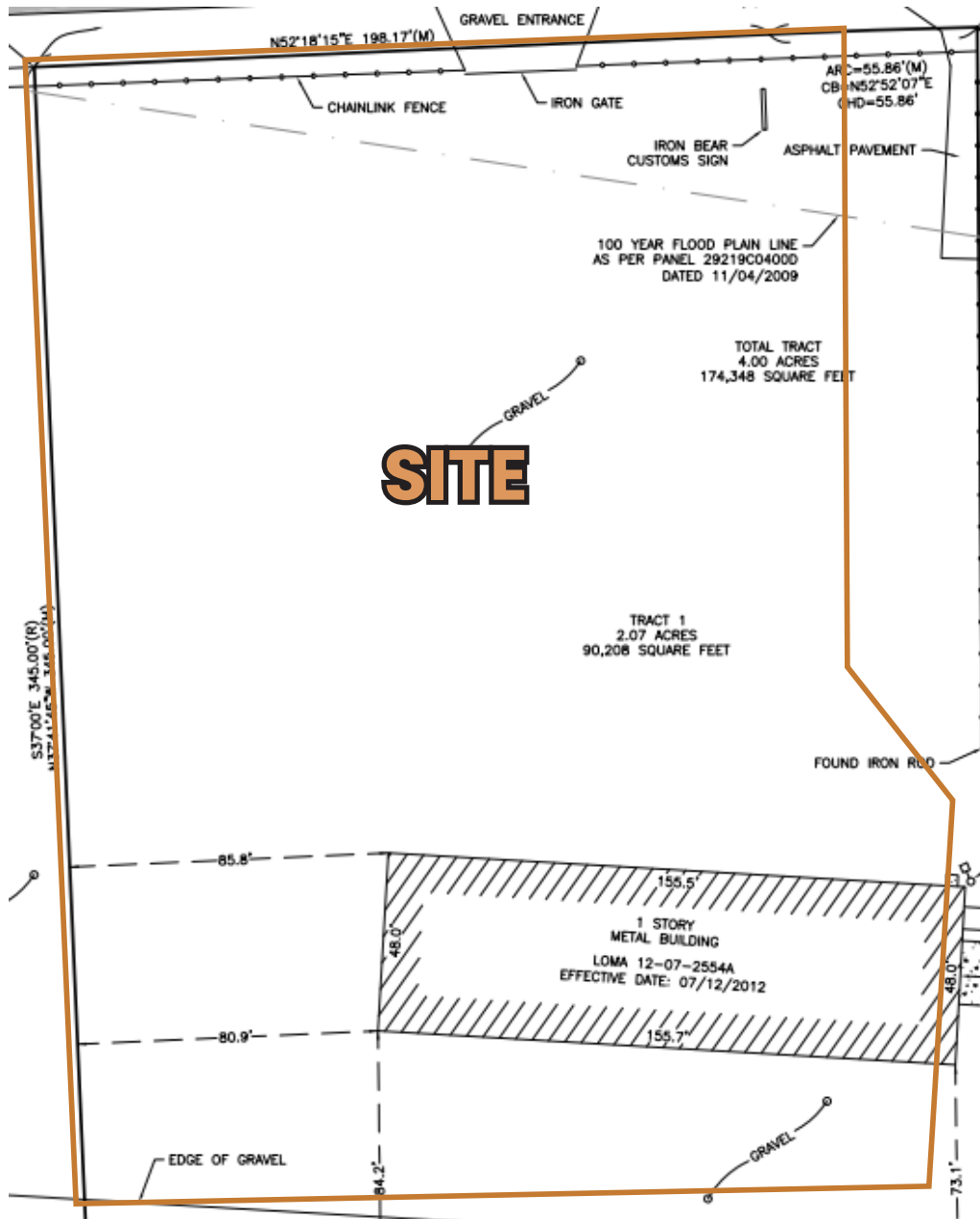
**SALE PRICE \$750,000**

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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## Survey



\* Building located outside of 100-year floodplain per 2012 LOMR

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## Aerial Photo



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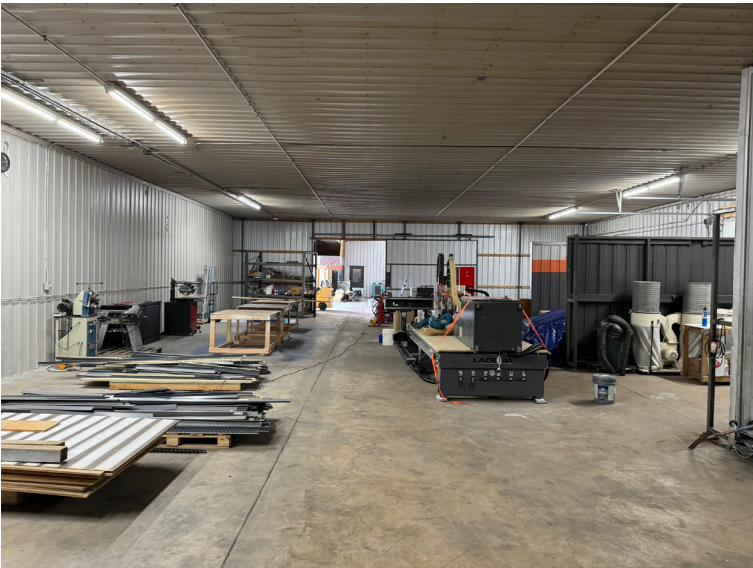


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## Photos



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