



FOR SALE

WAREHOUSE/ DISTRIBUTION FACILITY

Property Highlights

- Sale Price: \$2,500,000 (\$10.83/SF)
- 230,745 ± SF charcoal production, warehousing, and distribution facility
- Lot Size: 20.78 ± AC
- Direct access to the Arkansas & Missouri Railroad and Union Pacific Railroad
- 10 dock-high doors on the east side facilitate loading onto train cars, while 5 dock doors on the south side serve truck loading
- Easy access to Shepherd of the Hills Expy

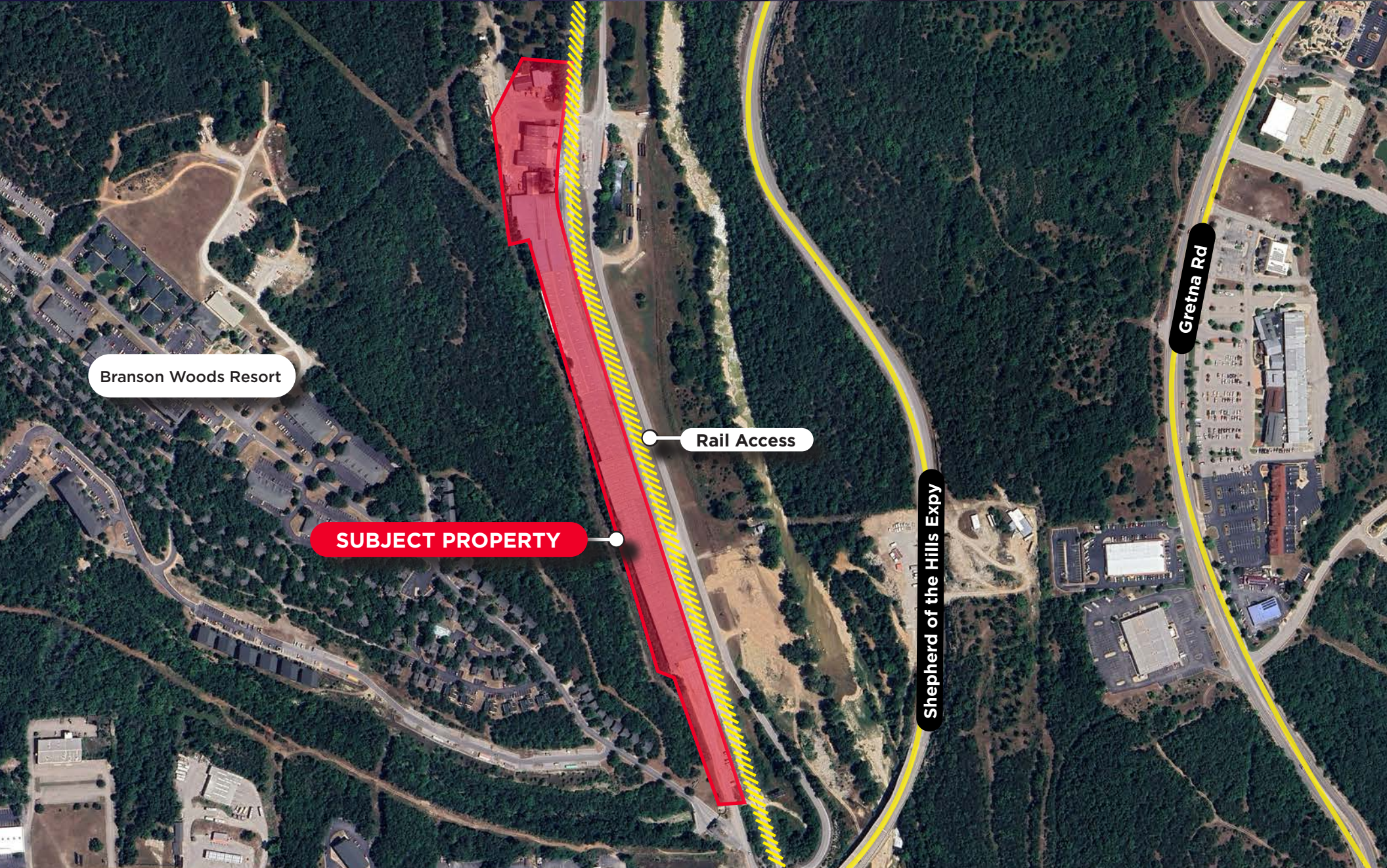
*information deemed reliable but not guaranteed

For more information, please contact:

Ryan Gibson
+1 501 680 6119
rgibson@sagepartners.com

Chris Vinton
+1 417 861 6314
chris@vintonrealty.com

501 716 5511
sagepartners.com



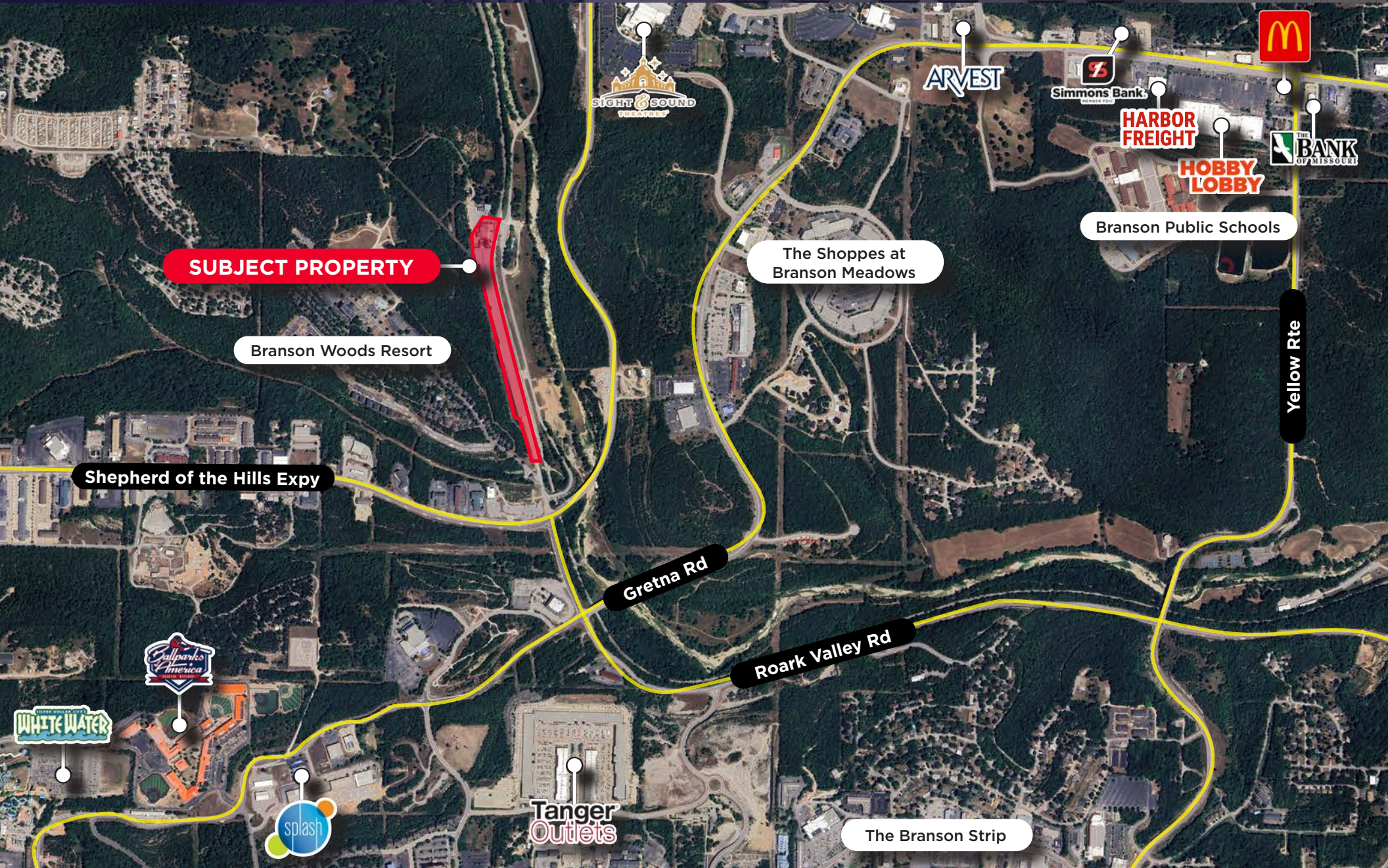
Branson Woods Resort

SUBJECT PROPERTY

Rail Access

Shepherd of the Hills Expy

Gretna Rd



SUBJECT PROPERTY

Branson Woods Resort

The Shoppes at Branson Meadows

Branson Public Schools

HARBOR FREIGHT

HOBBY LOBBY

THE BANK OF MISSOURI



Simmons Bank

ARVEST

SIGHT & SOUND THEATRE

Shepherd of the Hills Expy

Gretna Rd

Roark Valley Rd

Yellow Rte



WHITE WATER



Tanger Outlets

The Branson Strip