



FOR LEASE

Miller Warehouse

1000 S Elmwood Drive
Mexico, MO 65265

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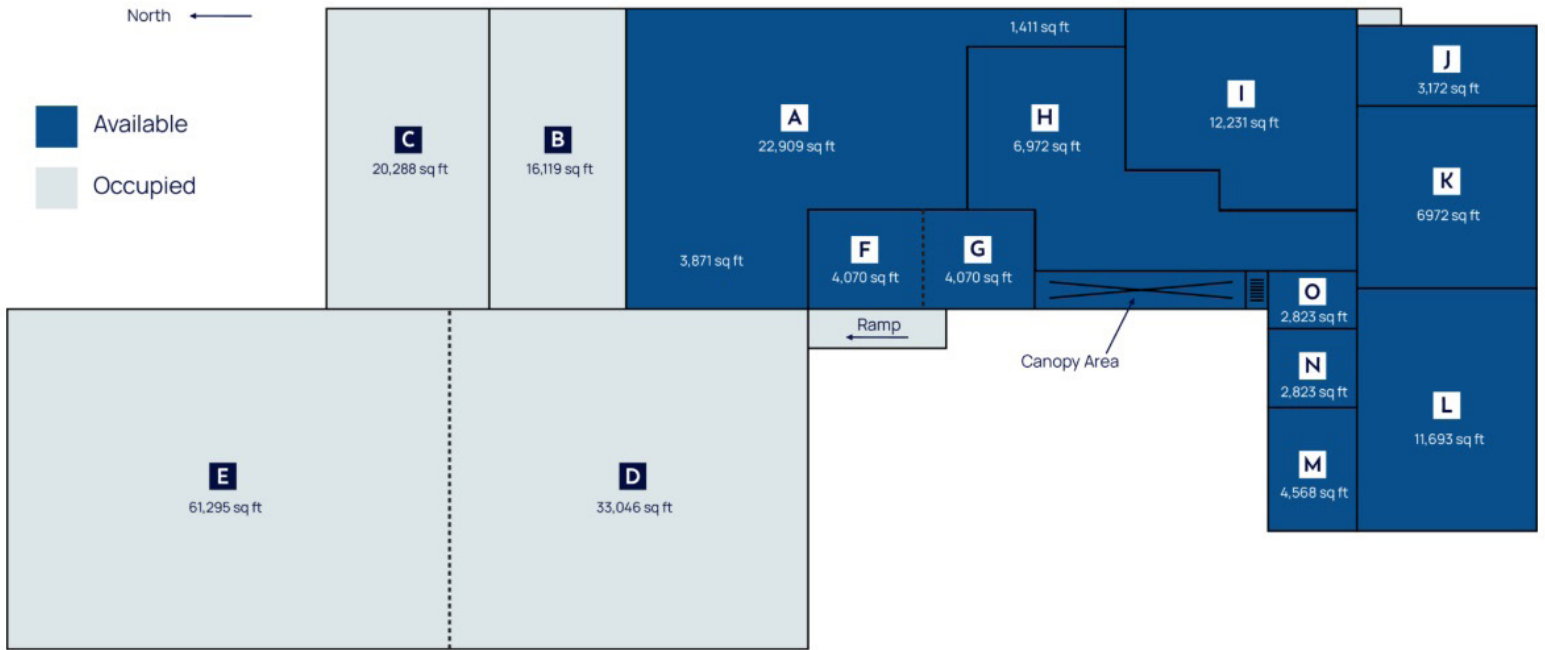
Availability Highlights

- Total building size: 235,000 SF
- 87,585 SF available for lease
- 84,985 SF of warehouse space
- 2,600 SF of brand-new office space
- Five (5) offices
- Two (2) conference/training rooms
- One (1) breakroom and one (1) vending machine room
- Five (5) restrooms
- Upgraded LED lighting
- Six (6) loading docks
- Heated warehouse
- Five (5) huge fans

Lease Rate:

\$4.50 - \$6.00 PSF, NNN

FLOOR PLAN



WHY MILLER WAREHOUSE?



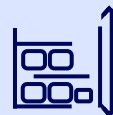
Convenient Location

15 minutes north of interstate 70



Flexible Rental Terms

Various rental term options



16'-24' Clear Height

Allowing trucks to enter and exit loading dock area safely



Enterprise Zone

Businesses operating in Enterprise Zone may be eligible for tax breaks



30 Truck Doors with Levelers

Multiple vehicles can load and unload at the same time



Security Fence

Discourages unauthorized individuals



Sprinkler System

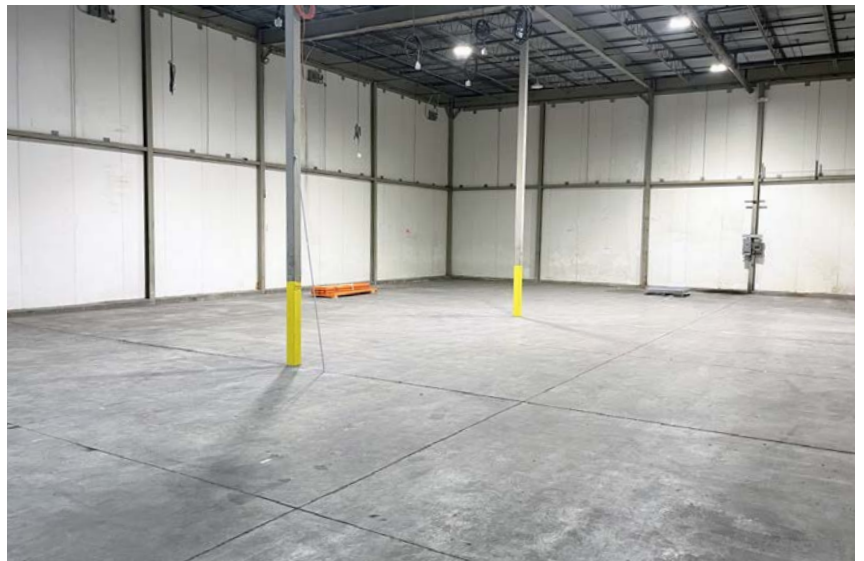
Wet sprinklers throughout the warehouse



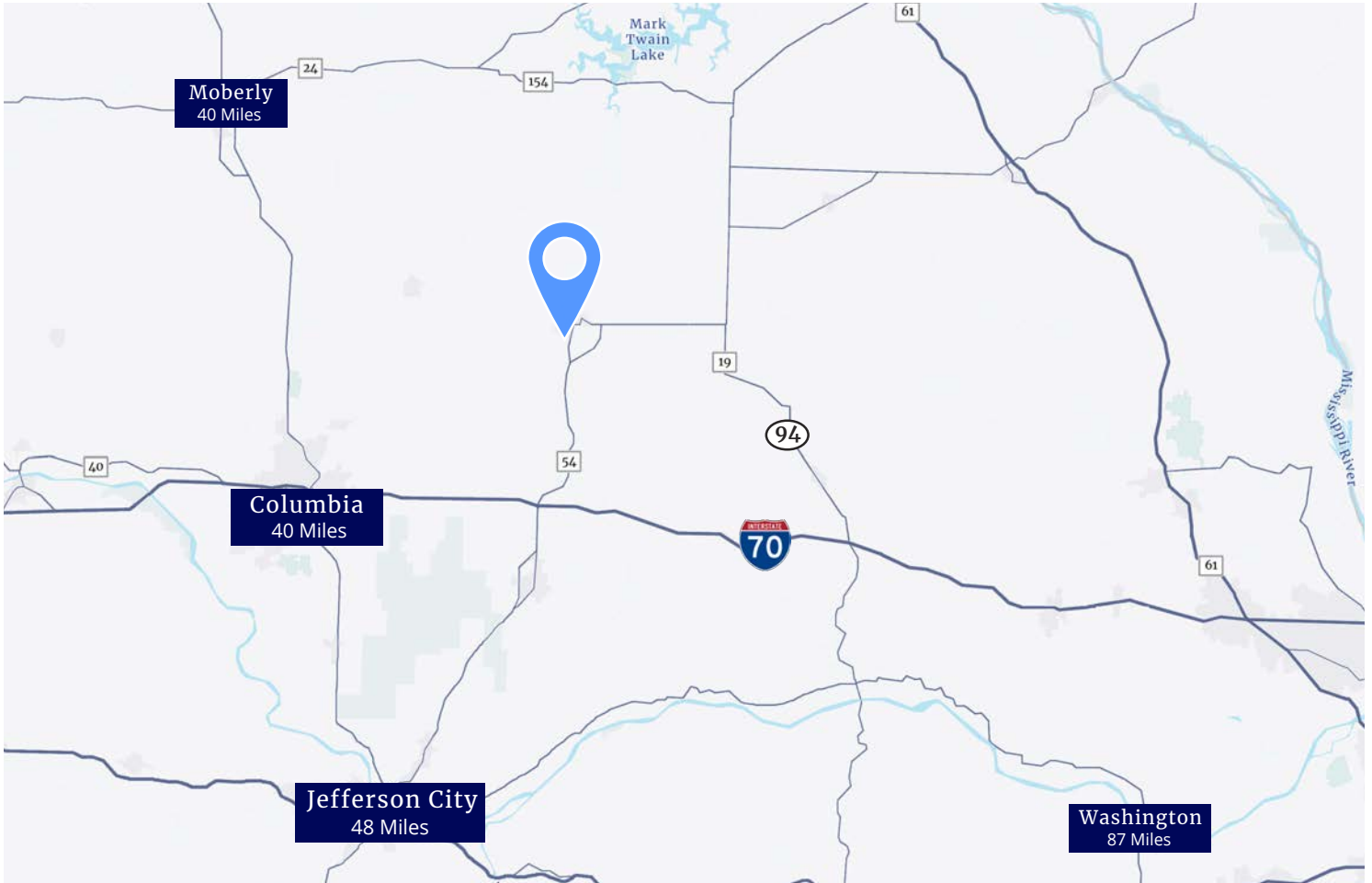
Skilled Labor Pool

Mexico, MO offers an abundant and highly skilled labor force

PROPERTY PHOTOS



LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	4,064	1,752	\$81,462	117	1,647
5 Miles	13,789	5,760	\$74,276	620	6,087
10 Miles	16,803	6,957	\$76,026	667	6,352

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