

1800

ROBERTSON ROAD

OWNER-USER FACILITY FOR SALE

MOBERLY, MISSOURI



NAIHeartland

REVEL
COMMERCIAL REAL ESTATE



\$8,900,000
SALE PRICE



326,781 SF
BUILDING SIZE



±46 AC
LOT SIZE

1800

ROBERTSON ROAD

MOBERLY, MISSOURI

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

1800 ROBERTSON RD • MOBERLY, MO

LOCATION:	1800 Robertson Rd, Moberly, MO
SIZE:	326,781 Total SF (Multiple Buildings) 248,375 SF (First Floor) 50,368 SF (Second Floor) 28,038 SF (Outer Building)
ACREAGE:	±46 Acres
DOCK-HIGH DOORS:	28 Total 6 Without Levelers 20 with Levelers 2 Platform
DRIVE-IN DOORS:	4 Total Three (3) - 10'x10' One (1) - 12'x10'
YEAR BUILT / RENOVATED:	1960s / 2000s
POWER:	480v / 3,600 Amps (High Capacity Substation On-Site, Provider - Ameren)
ROOF:	60 mil TPO (Ages 1-10 Years)
LIGHTING:	LED Lighting Throughout Buildings
CLEAR HEIGHT:	Varying by Building Section 10'-27'3" (80% of Space is 18'+)
CONSTRUCTION:	Masonry & Metal
RAIL SPUR:	Yes (Needs Updating per Norfolk Southern)



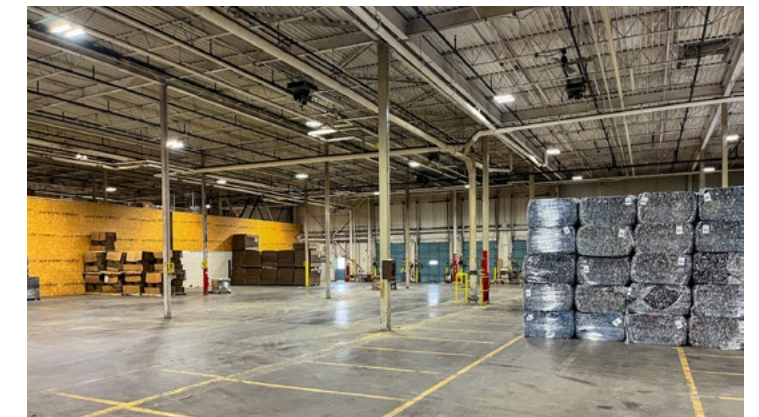
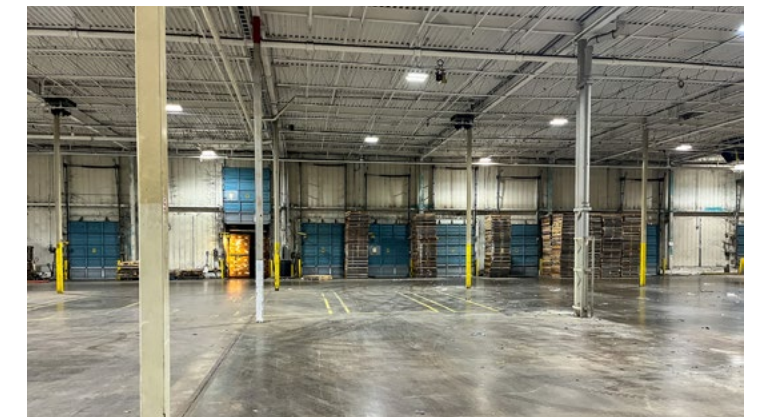
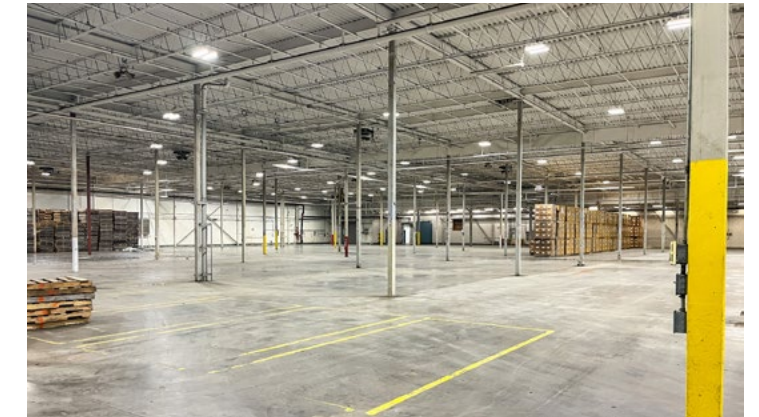
BUILDING SPACES

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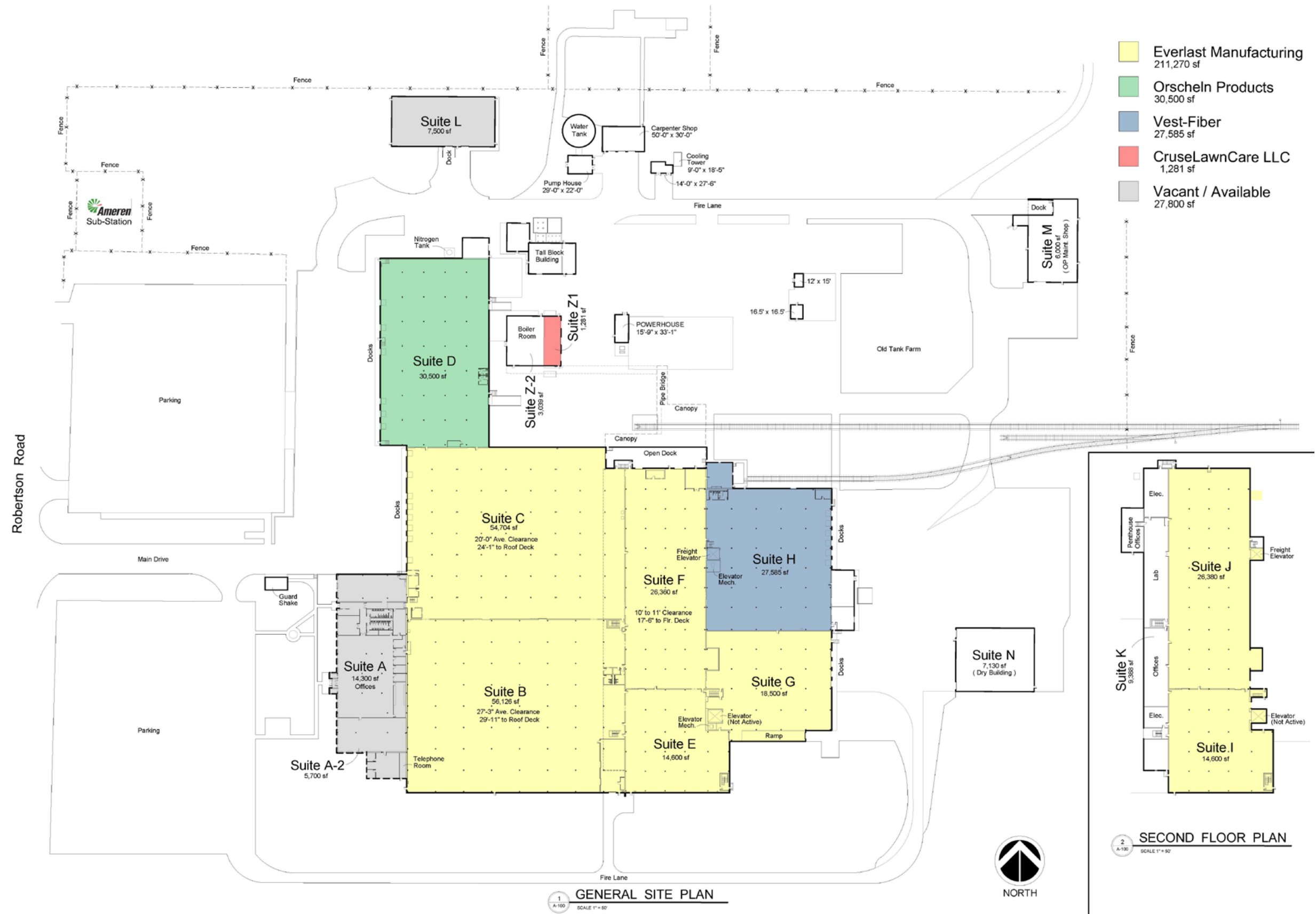
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SPACE NAME	CLEAR HEIGHT	COLUMN SPACING	SF	DOCKS W/O LEVELERS	DOCKS W/ LEVELERS	TOTAL DOCKS	DRIVE-IN DOORS	ROOF DATE	NOTE
Suite A	Office Space	N/A	14300	-	-	-	-	N/A	
Suite A-2	Office Space	N/A	5700	-	-	-	-	N/A	
Suite B	27'3"	34'x26'	56126	-	-	-	1	2023	
Suite C	20'	26'x30'	54704	-	8	8	-	2019	
Suite D	23'	30'x26'	30500	-	6	6	2	2014	
Suite E	10'-15'	23'x28'	14600	-	-	-	-	N/A	
Suite F	10'-11'	24'x23'	26360	2	-	2	-	N/A	Docks are "open docks" which lead to a concrete platform outside the property
Suite G	22'-23'	24'x23'	18500	4	-	4	1	2016	
Suite H	23'	24'x30'	27585	-	6	6	-	2015	
Suite I	22'	N/A	14600	-	-	-	-	2016	2nd Story Space
Suite J	22'	N/A	26380	-	-	-	-	2011	2nd Story Space
Suite K	Office Space	N/A	9388	-	-	-	-	2021	2nd Story Space
Suite L	17'-21'	Clear Span	7500	1	-	1	-	N/A	
Suite M	N/A	Clear Span	6000	1	-	1	-	N/A	
Suite N	N/A	Clear Span	7130	-	-	-	-	2008	
Suite Z (Z-1 + Z-2)	N/A	N/A	4320	-	-	-	-	N/A	
Pump House	N/A	N/A	638	-	-	-	-	N/A	
Carpenter Shop	N/A	N/A	1500	-	-	-	-	N/A	
Power House	N/A	N/A	500	-	-	-	-	N/A	
Oil Tank Farm Buildings	N/A	N/A	450	-	-	-	-	N/A	



SITE PLAN

1800 ROBERTSON RD ▪ MOBERLY, MO



1 GENERAL SITE PLAN
SCALE 1" = 50'

2 SECOND FLOOR PLAN
SCALE 1" = 30'



ADDITIONAL ACREAGE

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FOWLER RD

±10 ACRES
FOR FUTURE
DEVELOPMENT

1800
ROBERTSON ROAD

ROBERTSON RD

HUNTHAUSEN RD

24

SURROUNDING AREA

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MOBERLY, MISSOURI

LOCATION OVERVIEW

Moberly, Missouri, is a city in Randolph County, with a MSA population of 24,519 residents. The city is located in the north-central part of the state, about 30 miles north of Columbia, 150 miles east of Kansas City, and 156 miles west of St. Louis. Moberly is accessible via US Route 63 and is surrounded by small towns and rural areas, giving it a blend of urban and rural charm.

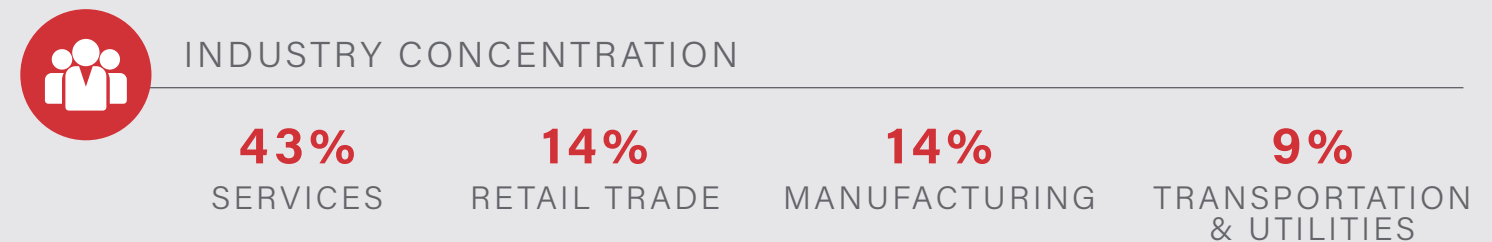
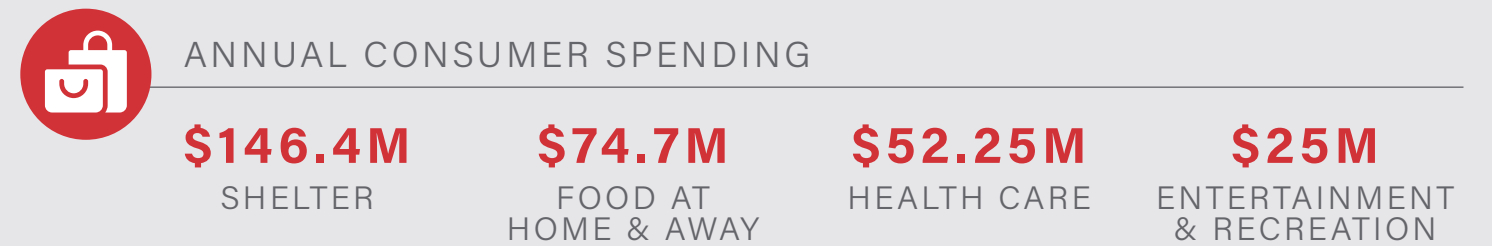
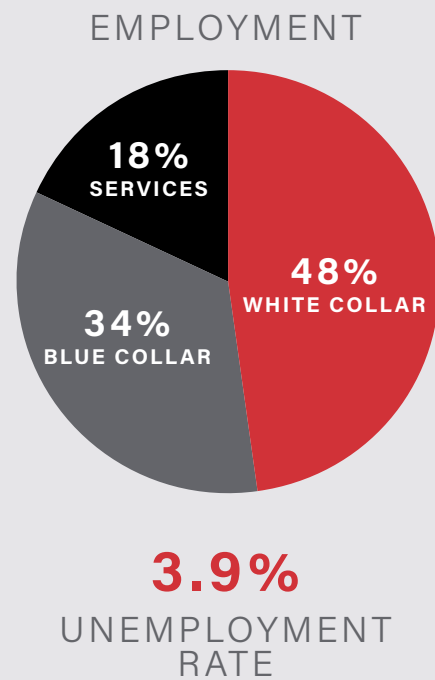
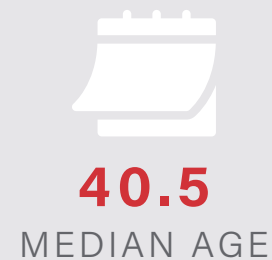
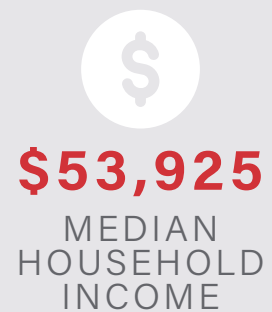
Known as the "Magic City," it earned this nickname in the 19th century due to its rapid growth during the expansion of the railroad industry. Historically, Moberly's economy was heavily

reliant on the railroad industry, but today is has diversified into manufacturing, agriculture, and small businesses. The city is also home to Moberly Area Community College (MACC), an institution offering two-year programs that serves as an educational hub for the region.

Moberly is home to the Omar N. Bradley Regional Airport which provides fast and convenient access to the city. The airport can accommodate private jet travel for clients and executives. The airport has two runways and is undergoing improvements and expansions to further serve the community's needs. [Click here for more information about the airport.](#)

DEMOGRAPHICS

MOBERLY, MISSOURI MSA





1800
ROBERTSON ROAD

DRIVE TIMES

39 MINS

I-70 / COLUMBIA

2 HR 9 MINS

KANSAS CITY METRO

1 HR 51 MINS

ST. LOUIS METRO

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BUSINESS IN MISSOURI

Missouri ranks as a business-friendly state due to its relatively low cost of living, affordable real estate, and competitive tax incentives. The state's diverse economy includes agriculture, manufacturing, healthcare, finance, transportation, and technology. Major industries include automotive production, biotechnology, and aerospace.

Missouri has a diverse and skilled workforce, with key talent hubs in cities like Kansas City and St. Louis. The University of Missouri system, located in Columbia and Kansas City, and Washington University, located in St. Louis, contribute to workforce development.



CENTRALLY LOCATED IN THE MIDWEST, AND IN THE **CENTER OF NORTH AMERICA**. CAN REACH MORE THAN HALF OF THE CONTINENTAL US IN LESS THAN A DAY'S DRIVE.



WORLD-CLASS COMPANIES THAT CALL MISSOURI HOME - BAYER, ANHEUSER-BUSCH, ORACLE CERNER, FORD, H&R BLOCK, PURINA, GM, EMERSON, HNTB, AND MANY MORE.



10% BELOW AVERAGE COST OF LIVING & HOUSING COSTS 18% LOWER THAN THE NATIONAL AVERAGE.



MISSOURI'S CORPORATE INCOME TAX RATE IS 4% MAKING IT ONE OF THE MOST TAX-FRIENDLY STATES IN THE COUNTRY.



FLY NONSTOP TO MORE THAN 70 DESTINATIONS ACROSS NORTH AMERICA FROM MISSOURI'S TWO INTERNATIONAL AIRPORTS OR ONE OF THE MANY REGIONAL AIRPORTS.



MISSOURI RANKS **3RD FOR NEW APPRENTICES & 2ND FOR COMPLETED APPRENTICESHIPS** BY THE US DEPT OF LABOR. PLUS, THE **GRADUATION RATE IS 3% HIGHER** THAN THE NATIONAL AVERAGE.



WORLD-RENOWNED HOSPITALS, LOW CRIME RATES, & **HOME TO SIX MAJOR LEAGUE SPORTS TEAMS.**



ALL UNITED STATES CLASS 1 RAILROADS (AMTRAK, BNSF, CANADIAN NATIONAL RAILWAY, CANADIAN PACIFIC, CSX TRANSPORT, NORFOLK SOUTHERN & UNION PACIFIC) COME THROUGH MISSOURI.



THE PORT OF METROPOLITAN ST. LOUIS IS THE LARGEST INLAND PORT IN THE US OFFERING ACCESS TO 15,000 MILES OF INLAND WATERWAYS TO THE GULF OF MEXICO.



EXCEPTIONAL EDUCATION - HOME TO 13 PUBLIC UNIVERSITIES, 39 PRIVATE, & 13 COMMUNITY COLLEGES.

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