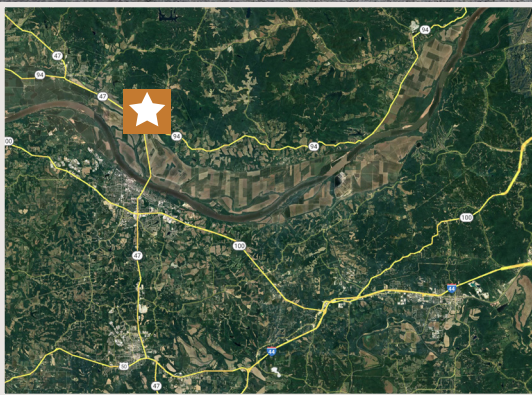




FOR SALE

7,500 SF Clear Span Industrial Building on 2.07 Acres

13976 Highway TT, Warren County, MO 63357



Property Details

- 7,500 SF Clear Span Industrial Building
- Constructed Circa 1973; Building Expansion Circa 1989
- 2.07 Acre Fenced Lot
- 13' Clear Height
- One (1) Dock-High Loading Door (12'x16')
- 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
- 2023 Real Estate Taxes: \$2,914.81

SALE PRICE \$675,000

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

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

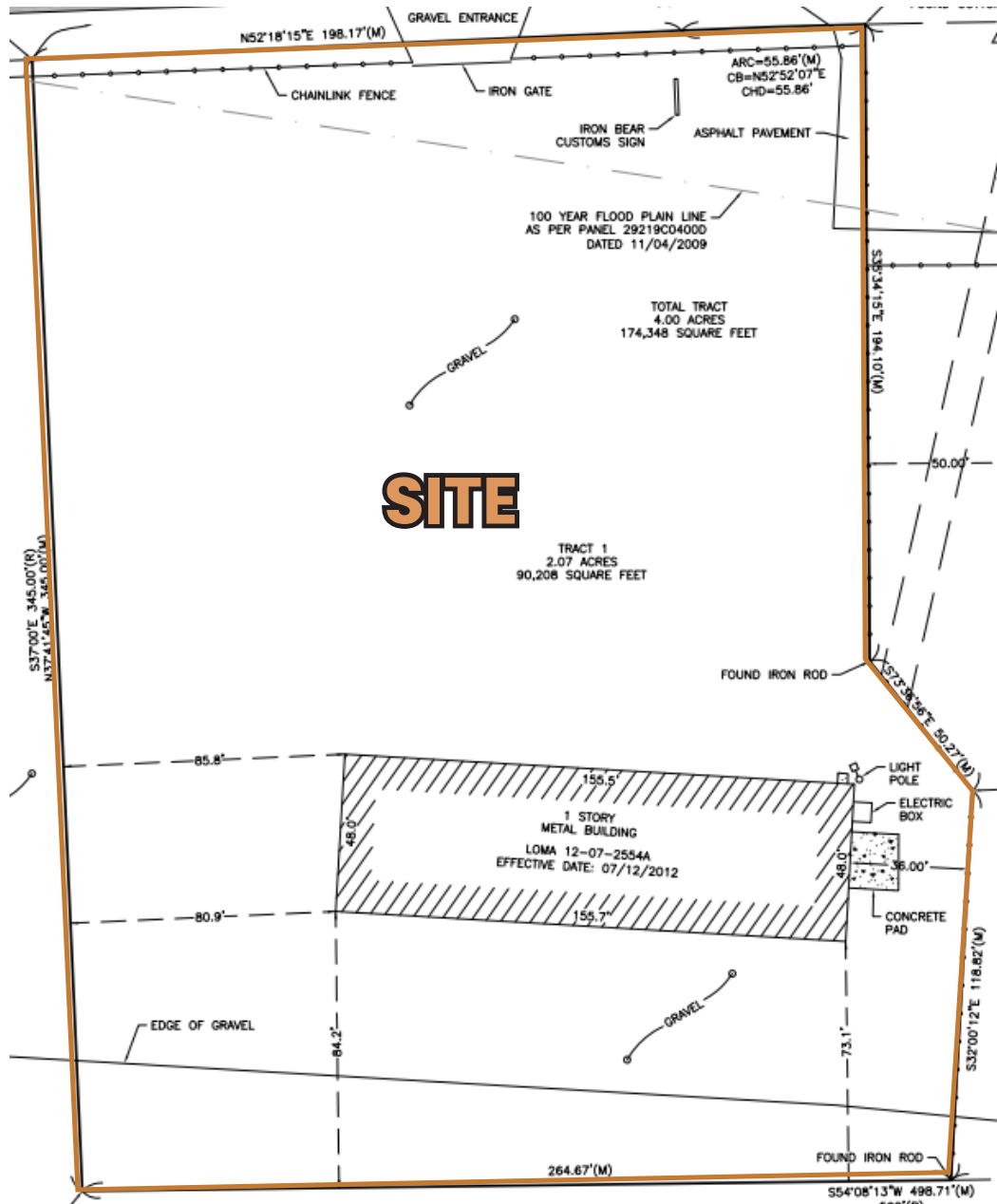
1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

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.

7,500 SF Clear Span Industrial Building on 2.07 Acres

13976 Highway TT, Warren County, MO 63357

Survey



* Building located outside of 100-year floodplain per 2012 LOMA

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

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

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



FOR SALE

7,500 SF Clear Span Industrial Building on 2.07 Acres

13976 Highway TT, Warren County, MO 63357

Aerial Photo



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

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

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

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.



FOR SALE

7,500 SF Clear Span Industrial Building on 2.07 Acres

13976 Highway TT, Warren County, MO 63357

Photos



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

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

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

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.