

FOR SALE

80,000 SQUARE FEET

CLASS A DISTRIBUTION

**MITCHELL WOODS INDUST CTR
ST JOSEPH, MISSOURI**



DRY / FREEZER / COOLER

EXCELLENT HIGHWAY ACCESS

GREAT CONDITION

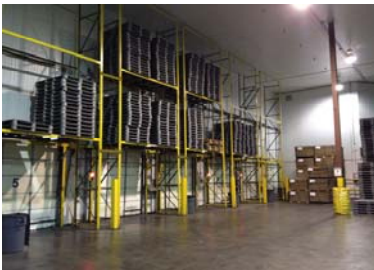
SPECIFICATIONS



TOTAL SF

80,000

- 48,750 WAREHOUSE
- 11,250 FREEZER
- 7,500 COOLER
- 7,500 COOL DOCK
- 5,000 OFFICE



LAND AREA

7+ ACRES

CONSTRUCTION

METAL - WITH 4' CONCRETE CURTAIN WALLS



FLOORS

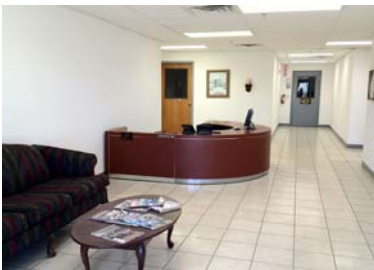
6" REINFORCED CONCRETE

CLEAR HEIGHT

32'

COLUMN SPACING

50' x 25'



LOADING

**10 DH DOORS W/ LEVELERS
1 DI DOOR**

SPRINKLER

WET



ELECTRICAL

**300 KVA / 480/208 VOLT /
3 PHASE**

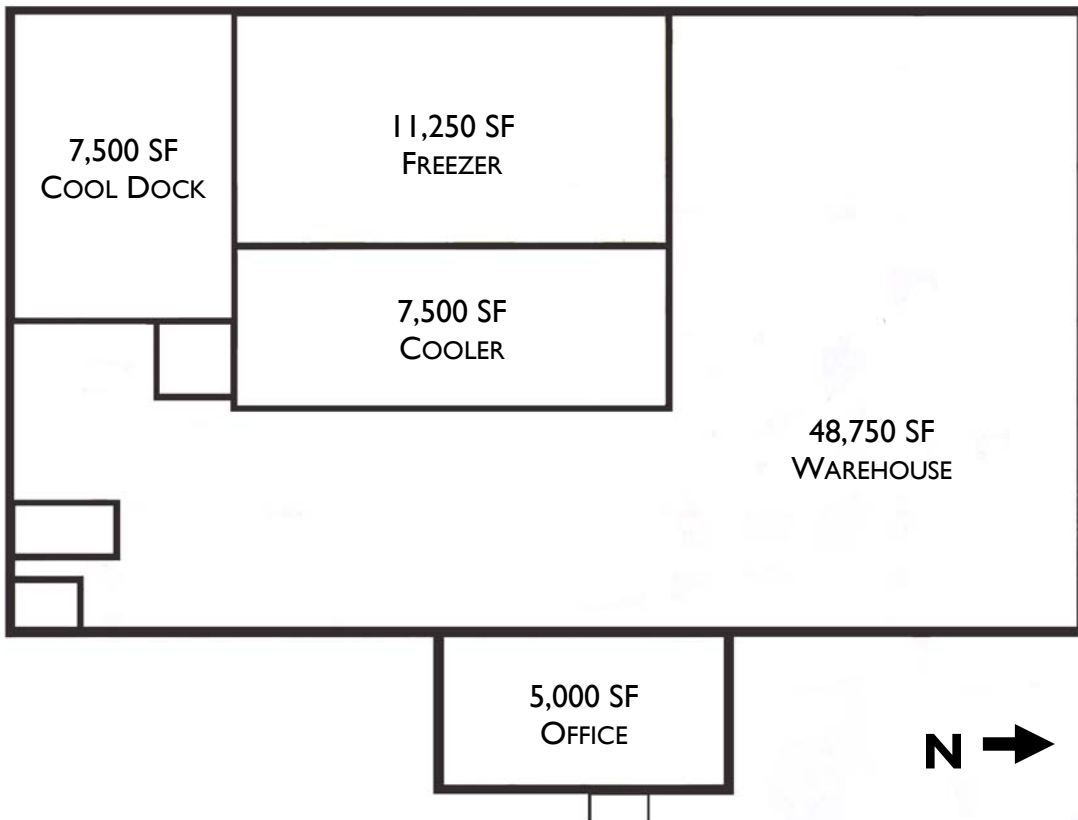
ZONING

M-1 LIGHT MANUFACTURING

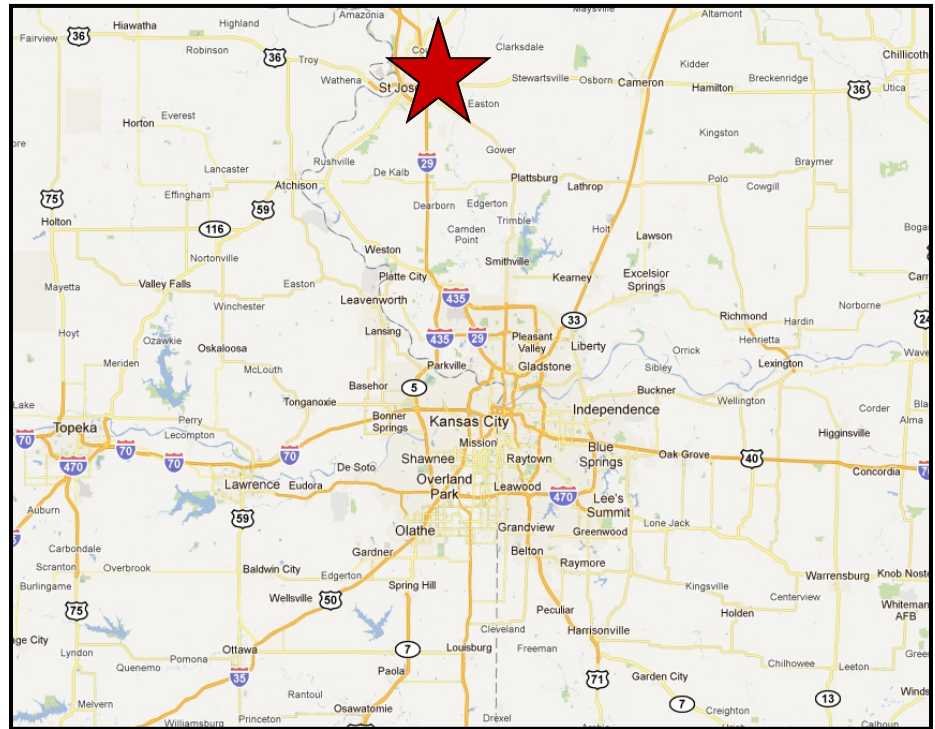
SALE PRICE

\$3,100,000

FLOOR PLAN



GRINDSTONE INDUSTRIAL PROPERTIES



FOR MORE INFORMATION OR TO TOUR THIS PROPERTY
PLEASE CONTACT:

GRINDSTONE INDUSTRIAL PROPERTIES

816-421-1500

GRINDSTONE INDUSTRIAL PROPERTIES

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