

WAREHOUSE WITH 7 LOADING DOCK DOORS AND 3-PHASE



OFFERING SUMMARY

Sale Price:	\$250,000 \$12.07/SF
Lot Size:	0.86 Acres
Building Size:	20,711
Zoning:	M1
Price / SF:	\$12.07

PROPERTY OVERVIEW

This warehouse boasts 7 dock high loading doors and 3 phase power. This building is well set up for distribution and storage.

The property was previously used to operate a food processing, cold-storage, and wholesale distribution business. The cooling system is antiquated and no longer in service.

It is possible that with some rehab, the on site rail spur connecting the property to the Kansas City Southern (KCS) rail line can made active once again.

Portions of the building are different age and condition. There is one segment of the roof with a known water intrusion issue that will need to be addressed. Other, newer segments of the roof appear to be in good condition.

PROPERTY HIGHLIGHTS

- 3-phase electrical throughout
- Oversized (10") water line into the building
- Possible rail access via the Kansas City Southern (KCS) railroad

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DIMENSIONS ARE APPROXIMATE

MAP DATA ©2019 GOOGLE



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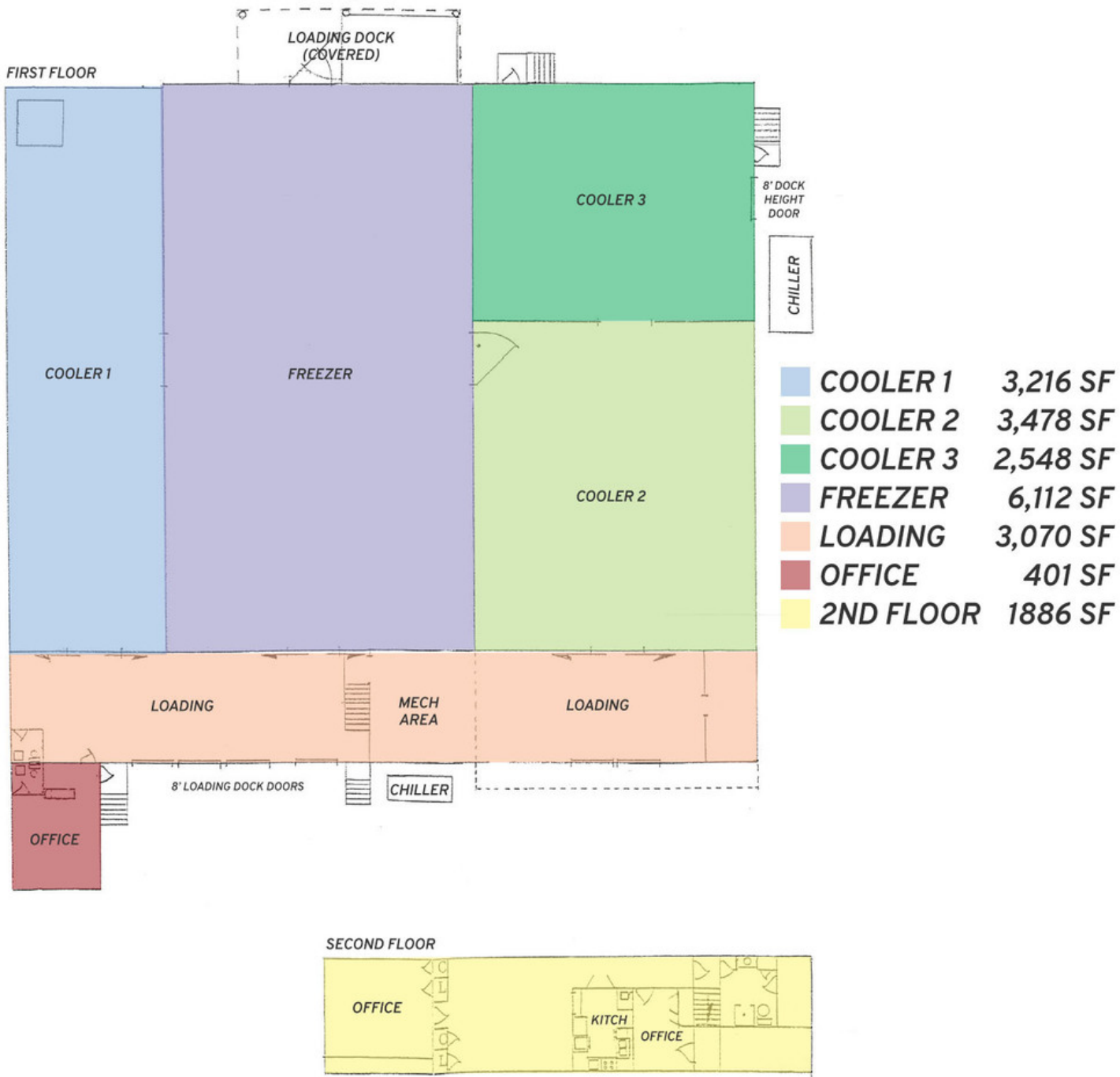


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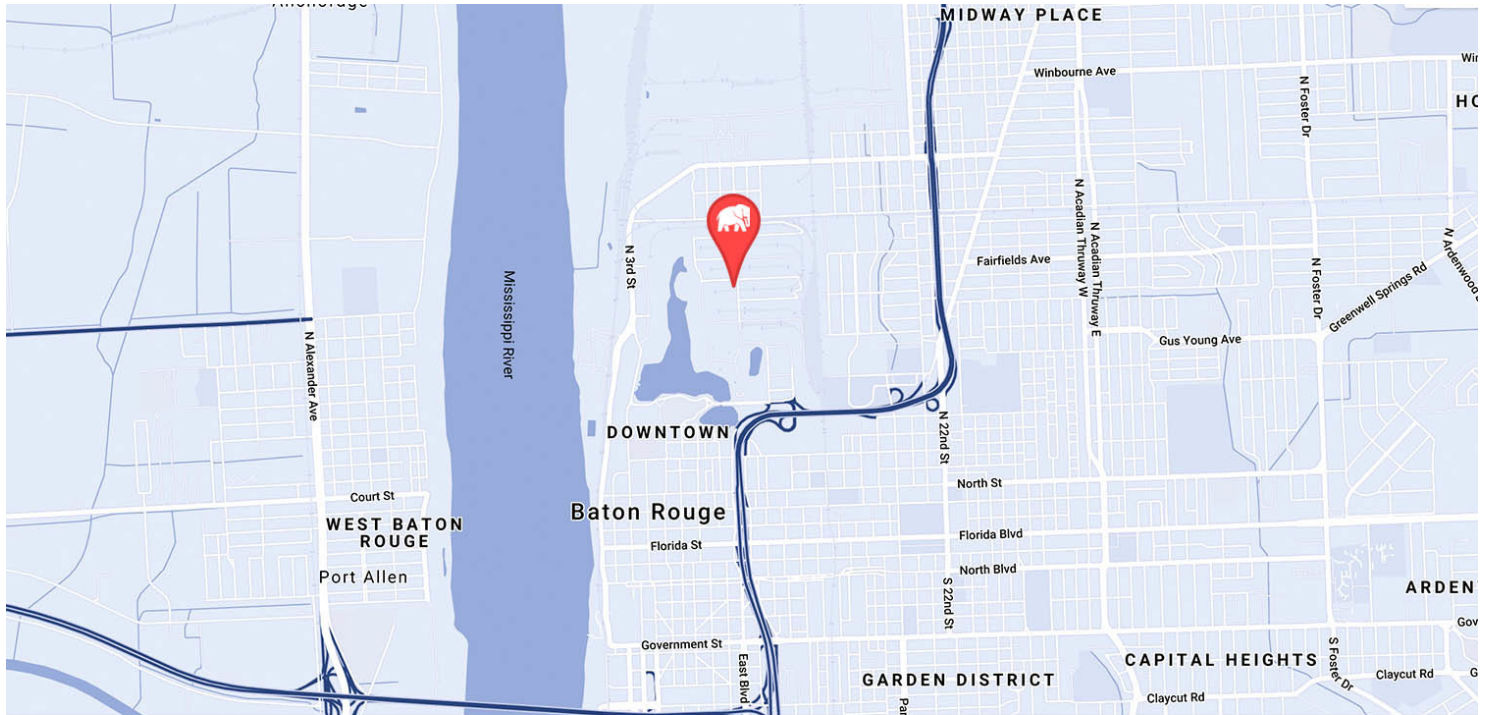
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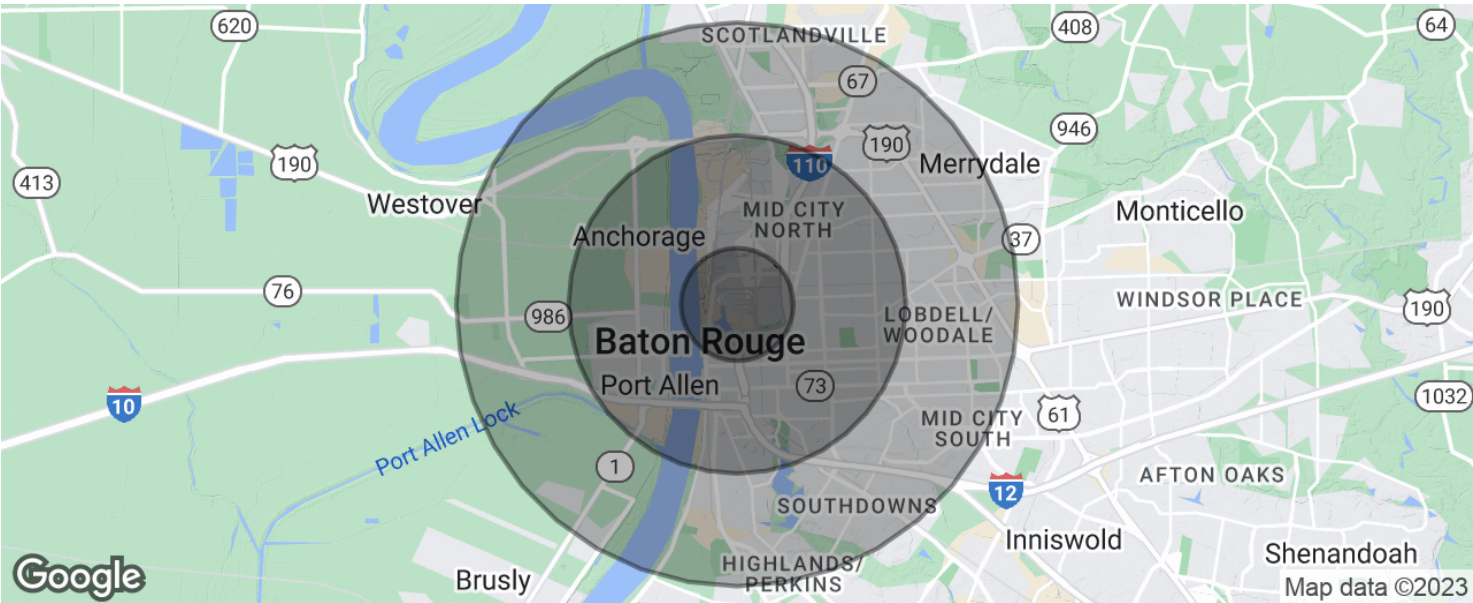
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,681	62,538	152,073
Median age	31.8	31.5	30.9
Median age (Male)	29.8	29.2	29.1
Median age (Female)	33.5	33.8	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,665	23,913	56,786
# of persons per HH	2.2	2.6	2.7
Average HH income	\$37,730	\$43,398	\$47,603
Average house value	\$96,537	\$144,694	\$202,962

* Demographic data derived from 2020 ACS - US Census