

# INDUSTRIAL FOR SALE

5815 Eads Rd, Neosho, MO 64850



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$199,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	2.12 Acres
<b>YEAR BUILT:</b>	1940
<b>BUILDING SIZE:</b>	43,317 SF
<b>ZONING:</b>	M-2
<b>MARKET:</b>	Warehouse
<b>PRICE / SF:</b>	\$4.59

## PROPERTY OVERVIEW

2 warehouse, 7 docks with doors, multiple office areas, bathrooms, showers and storage/maintenance rooms, Building has a sprinkler system. 3 phase power. It is located near the Pools Praire Environmental Superfund Site which was groundwater contamination and has ongoing cleanup by the EPA, Previous use was hatchery.

**KW COMMERCIAL**  
619 S Florida Avenue  
Joplin, MO 64801

**GIL STEVENS-THE FLANAGAN GROUP**  
Broker  
O: 417.623.9900  
C: 417.437.1061  
gil\_stevens@yahoo.com

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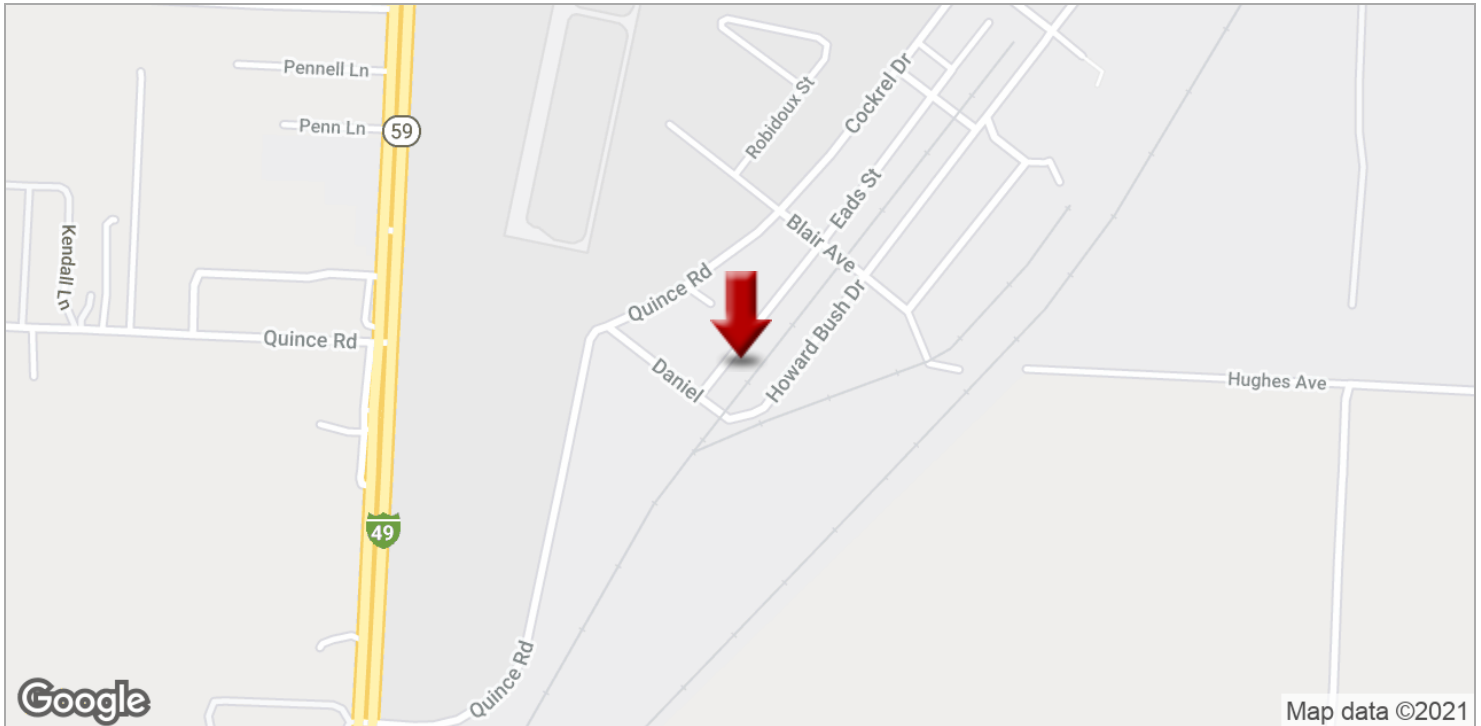
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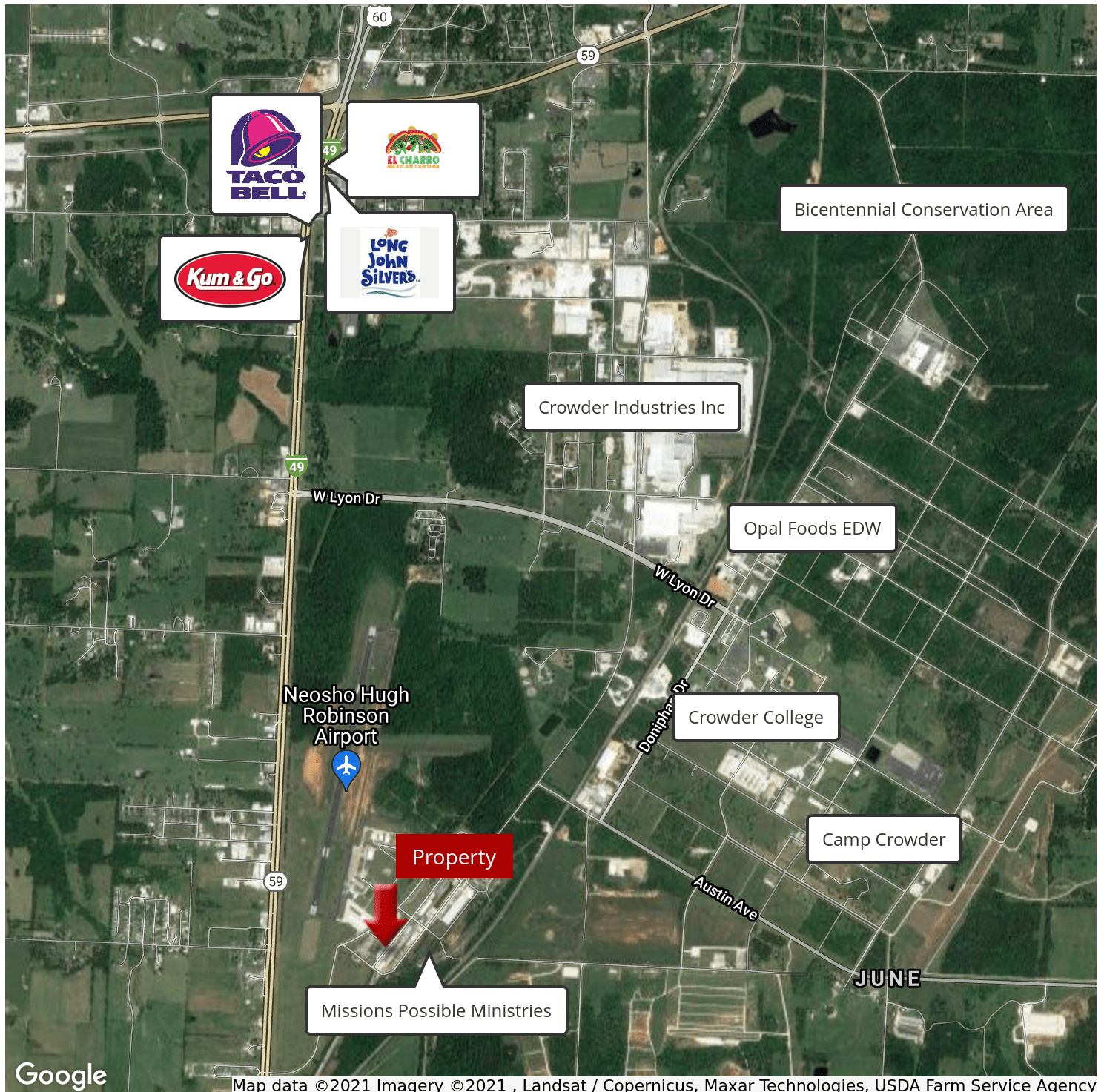
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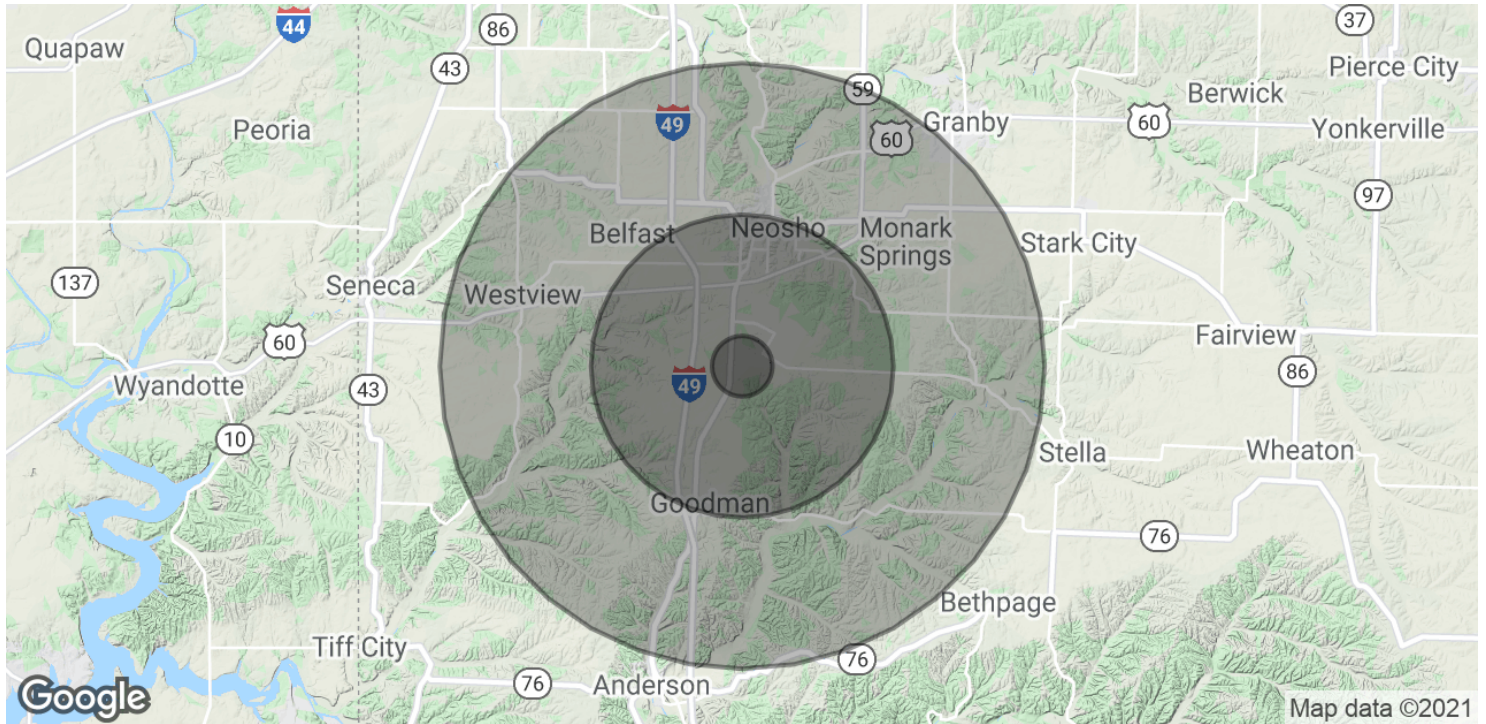
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	228	13,870	33,017
Average age	36.1	33.4	35.2
Average age (Male)	32.8	31.0	33.3
Average age (Female)	37.9	37.2	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	81	5,269	12,221
# of persons per HH	2.8	2.6	2.7
Average HH income	\$45,820	\$44,799	\$46,897
Average house value	\$128,812	\$114,007	\$117,502

\* Demographic data derived from 2010 US Census

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# WHY

## Hire KW Commercial for Industrial:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

I am plugged into the latest national and international markets. I achieve industrial real estate superiority and excellence for my client base by providing an unsurpassed combination of expertise, experience, talent and resources. As a result, I provide best-in-class service to all of my clients.

- Sale/leaseback based on market knowledge and trends
- Build-to-suit analysis and planning services
- Acquisition and disposition of buildings
- Lease analysis and management
- Selection and acquisition of land
- Tenant/buyer representation
- Incentive negotiations
- Transaction management
- Investment sales
- Property management
- Feasibility studies
- Market analysis
- Market interaction



# ABOUT

## KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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