

# 1655

for sale or lease

# BASSFORD DR

## MEXICO, MISSOURI

NO REAL ESTATE TAX THRU MARCH 2024 | CONVEYOR SYSTEM & RACKING IN PLACE IF TENANT WANTS TO UTILIZE



## FORMER BROOKSTONE DISTRIBUTION CENTER

- 400,000+/- SF Available
- 21+/- Acres with Additional 3+/- Acres of Raw Ground Available For Purchase for Additional Building, Employee Parking, Trailer Storage or Potential Outside Storage
- Approximately 24,000+/- SF Office
- Secure Loading Area with 45 Dock High Doors & 5 Drive In Doors
- Onsite Trailer Storage
- Security Guard Entrance and Guard Shack with Numerous Security Cameras In Place
- Potential For On Site Rail Spur
- 2 Miles of Conveyor System In Place (If Tenant Wants to Utilize)
- Racking Already In Place, (If Tenant Wants to Utilize)
- Partially Wire Guided Narrow Aisle Racking w/ Appropriate Lift Equipment In Place
- Forklifts and Other Heavy Machinery Ready For Use (If Tenant Wants to Utilize)
- Close Proximity to I-70
- Mid-Missouri Location Between Kansas City & St. Louis
- Mexico Missouri Major Employers: TEVA Pharmaceuticals & Home Depot

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Location:	1655 Bassford Drive Mexico, MO 65265	Drive-In Doors:	5 Drive In Doors
Total Building Size:	400,000+/- SF	Clear Height:	Original: 22'-24'+/- (185,000+/- SF) Addition: 32'-36' (215,000+/- SF)
Available Space:	400,000+/- SF	Truck Court:	200'+/- Depth
Office Size:	24,000+/- SF on 2 Levels 2,600 +/- SF Shipping Office; 600+/- SF Driver Lounge	Parking:	340+/- Auto Stalls
Land:	21+/- Acres	Trailer Stalls:	100+/- Trailer Stalls
Outside Storage:	Potential For Outside Storage	Fire Suppression:	ESFR
Zoning:	I-1	Heating:	Forced Gas Overhead Unit Heaters
Access to Expressways:	15 Minute Drive on Divided Hwy to I-70	Lighting:	T5's (in Majority of Bldg)
Year Built:	1993, 2004	Electrical Service:	2 - 1600 Amp 3 Phase Services
Construction:	Insulated Metal	Gas:	Ameren UE
Roof:	Standing Seam Metal	Sewer:	City
Building Dimensions:	870' x 460'+/-	Water:	City
Column Spacing:	Original: 40'x40' Addition: 44'x40' +/-	Generator:	On Site Back Up Generator
Loading:	45 Dock High Doors w/ Dock Locks & Mechanical Pit Levelers	Occupancy:	Feb. 1, 2019
		Taxes:	No Taxes Thru March 2024
		Insurance:	TBD
		Lease Rate:	\$2.95 Absolute NNN
		Sale Price:	\$7,600,000

## For More Information Contact:

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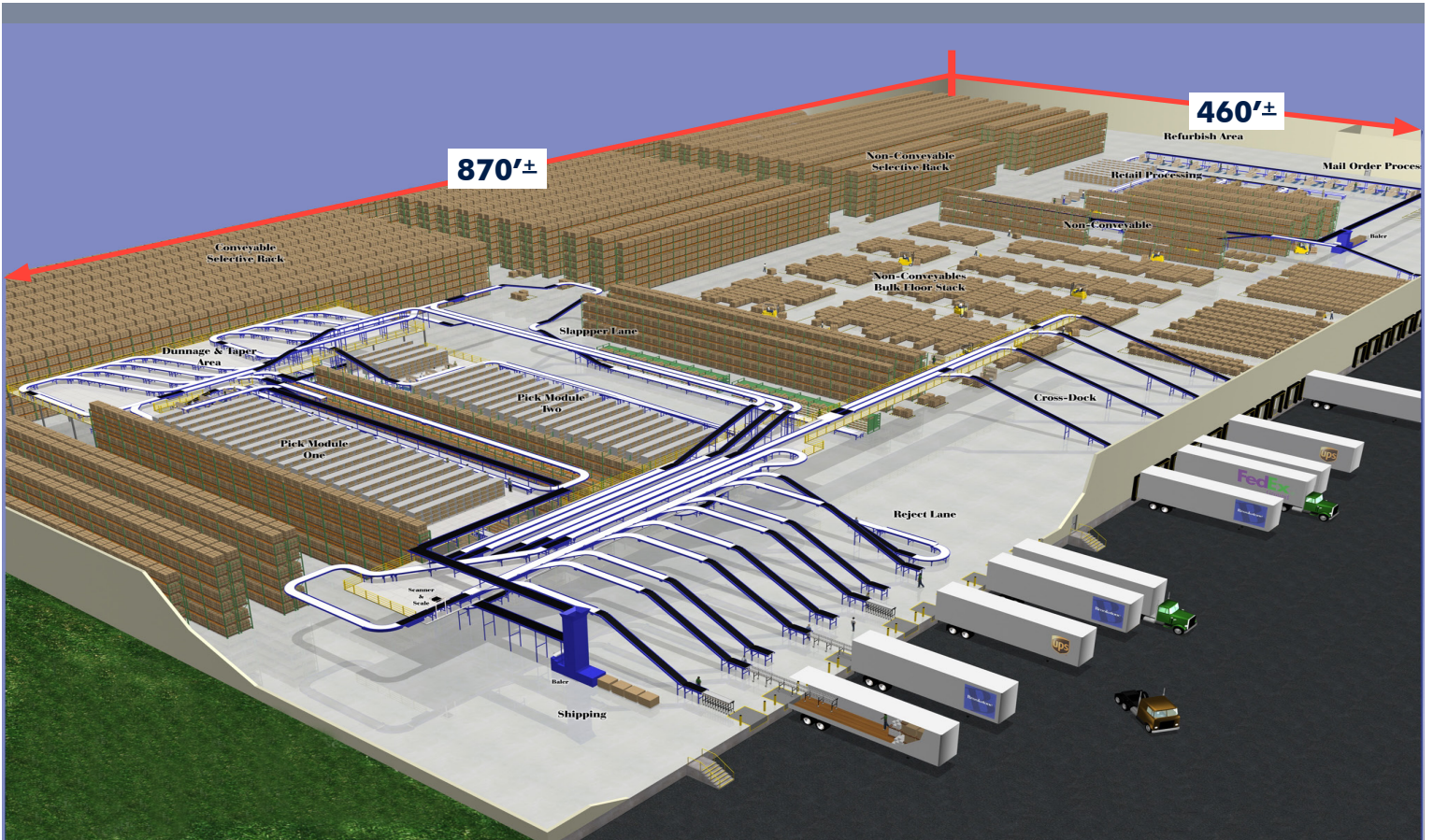
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# DETAILS



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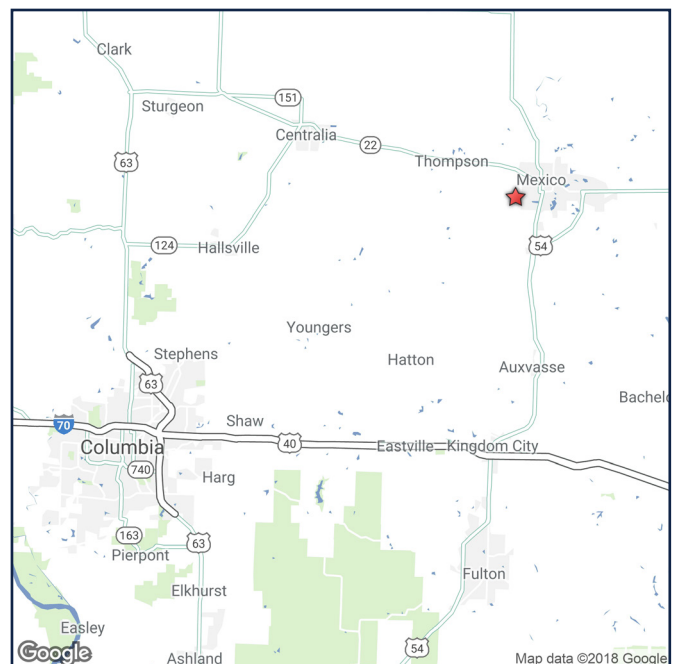
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