# 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)

for sale or lease

- 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

BASSFORI

MEXICO, MISSOURI

 Mid-Missouri Location Between Kansas City & St. Louis

**CBRE** 

 Mexico Missouri Major Employers: TEVA Pharmaceuticals & Home Depot



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

# For More Information Contact:

Pit Levelers

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# DETAILS



















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BASSFORI

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