



FOR Sale OR Lease

±46,299 SF warehouse space on ±4.38 acres

Property overview

- ±46,299 SF across two buildings for sale or lease
- Located on ±4.38 acres, offers land for expansion
- ±42,699 SF main building
 - » Will be vacant on 3/1/21 (±35,000 SF currently leased)
 - » 10' to 20' clear heights
 - » Five (5) dock doors
 - » Several drive-in doors
 - » Sprinklered
 - » Metal building
- ±3,600 SF new clear span warehouse
 - » Vacant
 - » Three (3) drive-in doors, 14' high
 - » 14' to 24' clear heights
 - » Roughed in plumbing
- **Sale price: \$1,250,000.00**
Lease rate: \$3.60/SF, NNN

Warehouse Space with
Land for Expansion

1200 Stafford Street
Washington, MO 63090

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Site plan



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