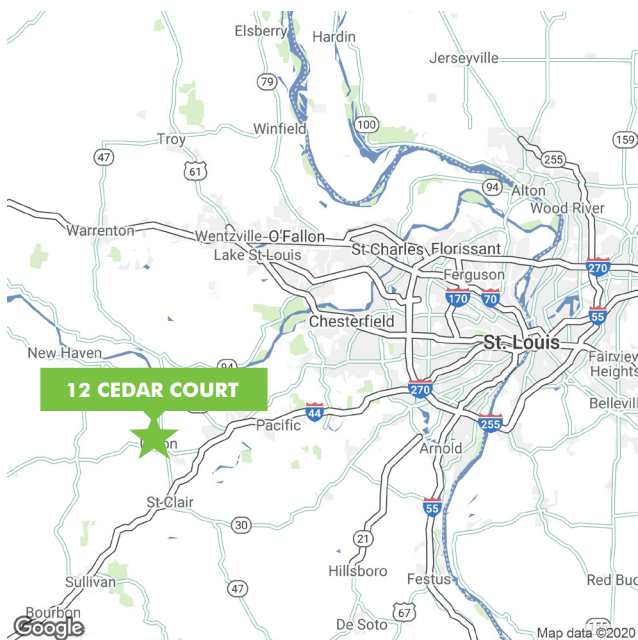


FOR LEASE

15,000 SF USDA APPROVED FOOD PROCESSING FACILITY

12 Cedar Court / Union, MO 63084



PROPERTY INFO

- + Approximately 3,000 SF office on two levels
- + 12' ceilings in production area
- + 20' ceilings in warehouse area
- + 5 loading docks with ample truck parking
- + 400 amps, 3 phase power
- + 3 ADA restrooms
- + Fully sprinklered building

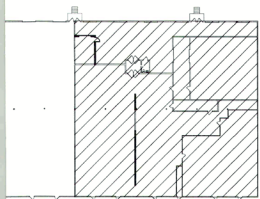
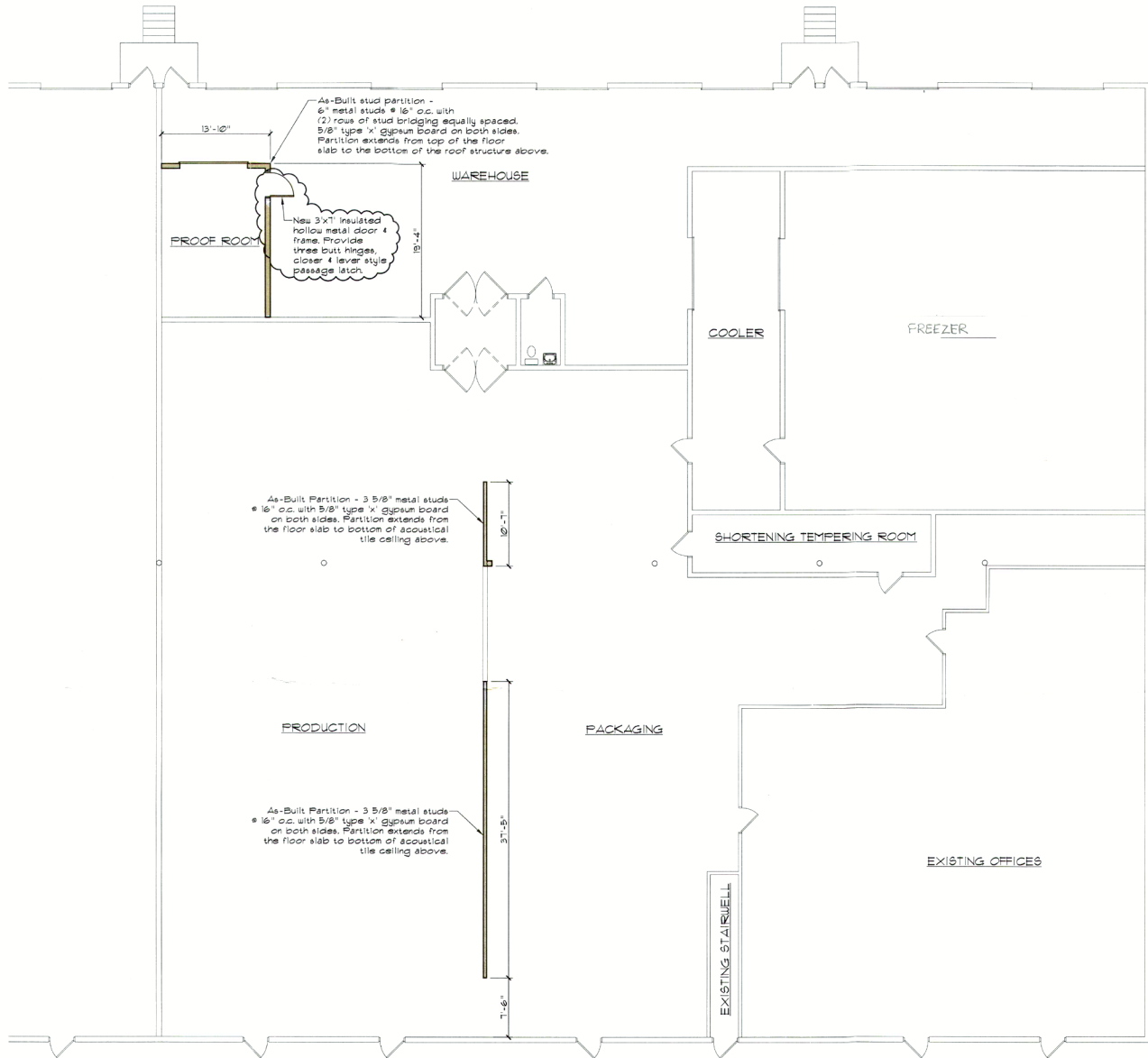
FOOD PROCESSING IMPROVEMENTS

- + 830 SF cooler
- + Washable surfaces
- + 1,600 SF freezer (-30° special sub-floor and racking)
- + 2 kitchens: test kitchen and employee break room kitchen
- + Large floor drains
- + Climate controlled
- + Additional plumbing
- + Production lighting

PROPERTY PHOTOS




FLOOR PLAN



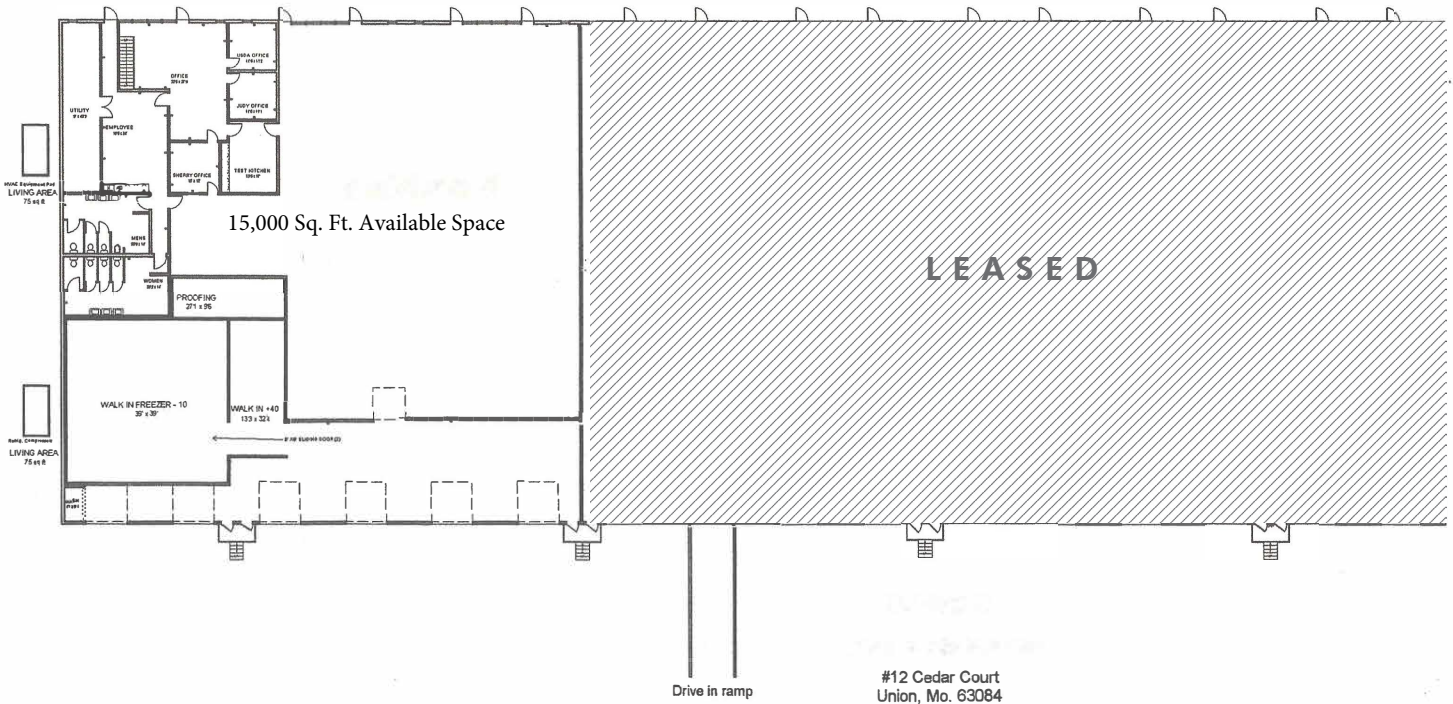
FLOOR PLAN
1/8" = 1'-0"

PLAN LEGEND

- EXISTING WALL
- ===== AS-BUILT WALL
- U NEW DOOR (New Part of AS-BUILT)
- EXISTING DOOR

NOTE:
Items with a  around them denote work that shall be done by the Owner that will modify the 'as-built' items to comply with the IBC 2009 building code.

AVAILABLE LAYOUT



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