

INDUSTRIAL | WAREHOUSE | OFFICE 1401 E NORTH ST | ELDON, MO | 65026



1401 E North Street | Eldon, Missouri | 289,532 ± SF



PHOENIX INVESTORS Opportunity. Execution. Value Creation.

Owned and managed by: Phoenix Investors, LLC 401 E Kilbourn Avenue, Suite 201 Milwaukee, WI 53202

Patrick Dedering (414) 376-6933 patrick@phoenixinvestors.com

SPACE FEATURES

• Renovated in 2019



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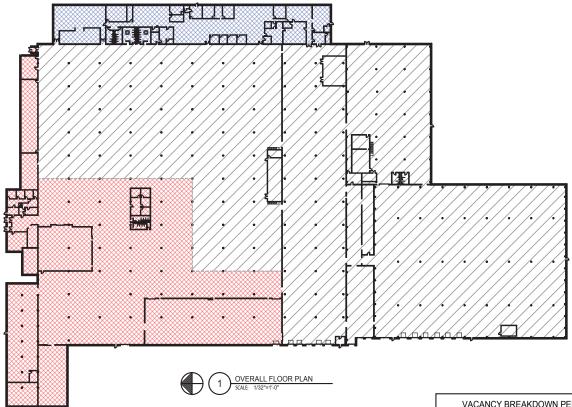
PROPERTY DETAILS

Building Size:	289,532 SF
Floors:	1
Available Space:	91,447 SF
Minimum Divisible:	50,000 SF
Maximum Contiguous:	72,752 SF
Warehouse Space:	72,752 SF
Office Space:	18,695 SF
Construction:	Roof: Standing Seam metal Walls: Masonry and Metal Floors: 6+" Reinforced concrete
Year Built:	1975 - Renovated in 2019
Sprinklers:	100% Wet
Parking:	546 + surface and trailer spaces
Land Area:	59.4 Acres
Zoning:	I-1: Industrial District
Parcel ID:	3.7035E+15
Clear Height:	18' - 28'
Column Width/Depth:	30' x 40'
Drive-In Doors:	1
Dock Doors:	15
Lighting:	Т5
Power:	Heavy power throughout



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SITE PLAN



VACANCY BREAKDOWN PER LEASE			
HATCH	SPACE DESIGNATION	SQUARE FEET	
	VACANT WAREHOUSE	72,752 SQFT	
	VACANT OFFICES	18,695 SQFT	
	EXISTING TENANT	198,085 SQFT	
N/A	TOTAL	289,532 SQFT	

FOR COMPLETE INFORMATION CONTACT: ■ PATRICK@PHOENIXINVESTORS.COM | (414) 376-6933 • 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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LOCATION MAP



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