



# AVAILABLE FOR LEASE

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

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### 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<br>Walls: Masonry and Metal<br>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:           | T5   |
| Power:              | Heavy power throughout   |

FOR COMPLETE INFORMATION CONTACT:

✉ PATRICK@PHOENIXINVESTORS.COM | ☎ (414) 376-6933

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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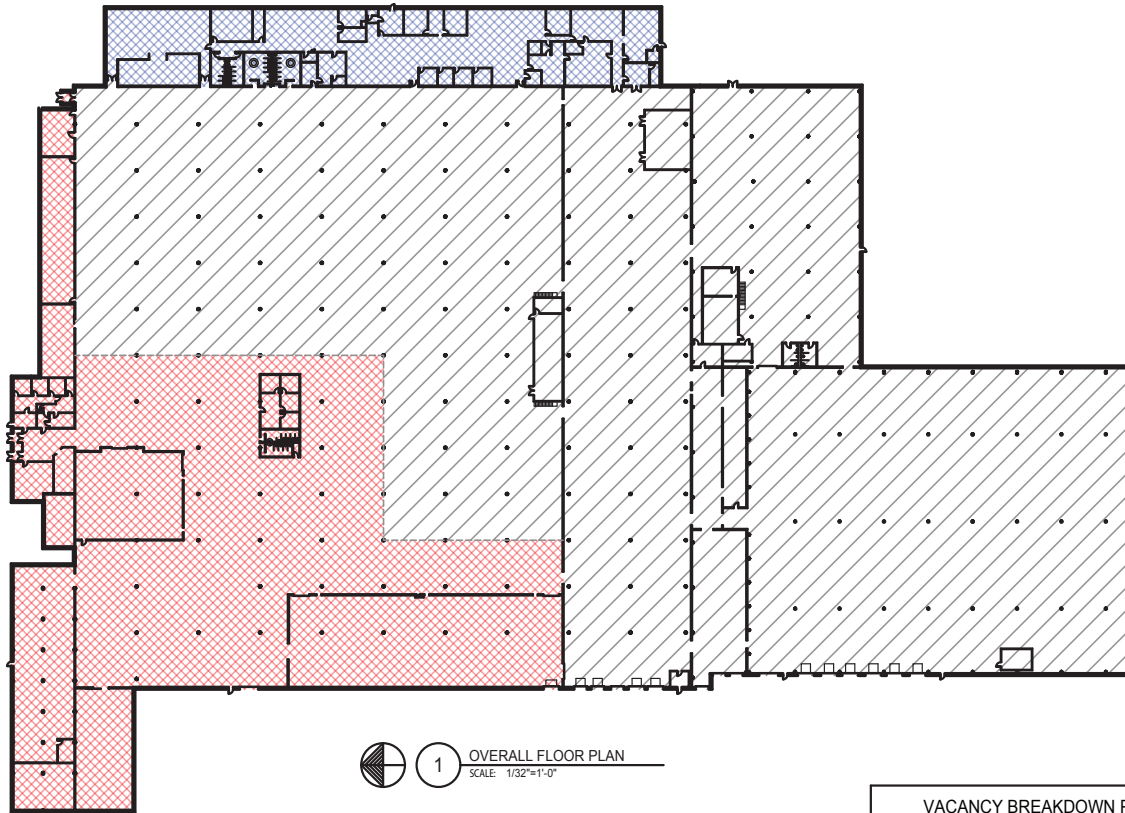
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## SITE PLAN



1 OVERALL FLOOR PLAN  
SCALE: 1/32"=1'-0"

| 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                         | <b>TOTAL</b>      | <b>289,532 SQFT</b> |

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