

FOR SALE \$1,679,900 4800 S. SPOEDE WARRENTON, MO 63383

SCHEDULE YOUR SHOWING TODAY

EXTREMELY CLEAN FOOD GRADE FREEZER/COOLER BUILDING WITH EXECUTIVE OFFICE







- EASY ACCESS TO I-70.
- 24,500 S.F.
- COMPLETE COMMERCIAL KITCHEN AND KITCHEN PREP / TRADITIONAL DISPLAY AREA.
- STATE OF THE ART 7300+/- SF FREEZER.
- 21'6 AVERAGE HEIGHT, COMPLETE WITH HIGH END SPECIALTY ROLLER PALLET RACKING.
- 1200 SF COOLER 18'8" HEIGHT WITH 1000 SF REFRIGERATED.
- LOADING DOCK AREA W/ 3 DOCK DOORS.
- WAREHOUSE WITH 1 DOCK DOOR.
- ALL DOCK DOORS HAVE LEVELERS.
- INDOOR TRUCK WASH.
- LARGE CONFERENCE ROOM.
- · WATER TIGHT WALLS AND CEILING.
- ALL FREEZERS HAVE TEMPERATURE ALARMS.
- BUILDING HAS VIDEO SURVEILLANCE AND SECURITY SYSTEM.
- HEAVY POWER.



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WELL APPOINTED EXECUTIVE OFFICE SPACE 4,134 SF OFFICE WITH COMMON AREA 6 OFFICES WITH KITCHENETTE







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