

FOR SALE OR LEASE

25,304 SF OFFICE/ WAREHOUSE/MANUFACTURING

520

KELLY AVE

Louisiana, MO 63353



PROPERTY INFO:

- + 25,305 SF between 4 buildings:
 - Building 1: 10,560 SF Office/Warehouse
 - Building 2: 3,200 SF Manufacturing
 - Building 3: 6,900 SF Manufacturing
 - Building 4: 4,644 SF Equipment Building
- + 18' clear height
- + Dock & Drive-In loading
- + Zoning: B2
 - Permitted uses: retail, office, industrial, church & medical



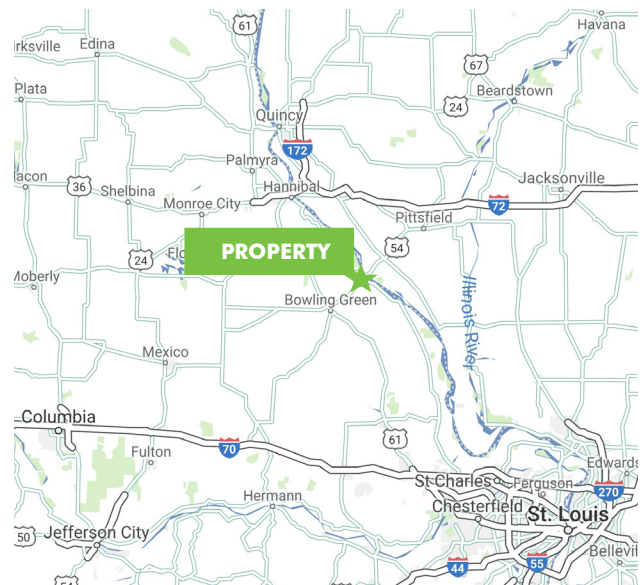
CONTACT INFO

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SALE PRICE: \$525,000
LEASE RATE: \$2.50/SF, NNN

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