

1800 US-71 Highway, Nevada, Missouri 64772

Manufacturing/Warehouse Facility for Sale or Lease | 226,120± SF



SUPERB REGIONAL ACCESS VIA BUSY I-49/US-71 CORRIDOR



PROPERTY HIGHLIGHTS

- One hour south of Kansas City
- High visibility site along I-49/US-71 Highway
- Population of 41,000+ within 30 minute drive
- Stable workforce performed 365/24/7 since 1969
- Missouri enjoys a low cost of doing business compared to the region
- Industrial electricity cost is 13% lower than the US average



- Rail Spur on site
- Will build-to-suit tenants requirements



BUILDING FEATURES		
TOTAL SF	CONSTRUCTION TYPE	AGE
226,120 SF	Metal, Concrete	Built in 1969
OFFICE SF	LOADING	CLEAR HEIGHT
8,820 SF	7 Docks, 2 Drive-ins	17' to 24'
LAND SIZE	POWER	PARKING
50.2 Acres	Heavy	168± spaces

Asking Price:
Lease: \$1.65 - \$2.65 USD/SF/Yr
\$31,000 - \$50,000 per/month
Purchase \$3.9M

For more information, please contact:

LEWIS GRAY
Chief Operations Officer
479.366.0851
Lewis.gray@purdygenesis.com

RYAN CARTER
Capital & Finance Development Mgr.
417.793.8348
Ryan.carter@purdygenesis.com

MARETH ENTERPRISES
200 Washington St. Suite A
Purdy, MO 65734
417.522.0023
www.marethenterprises.com

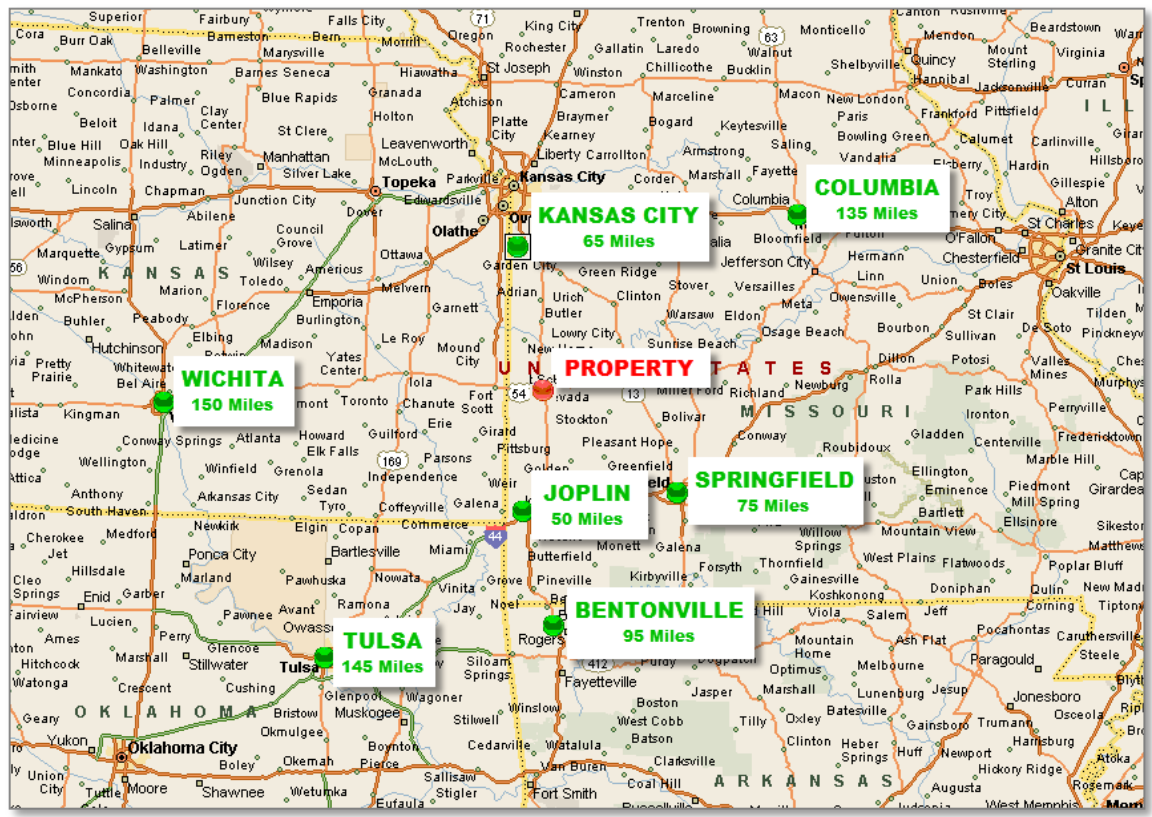
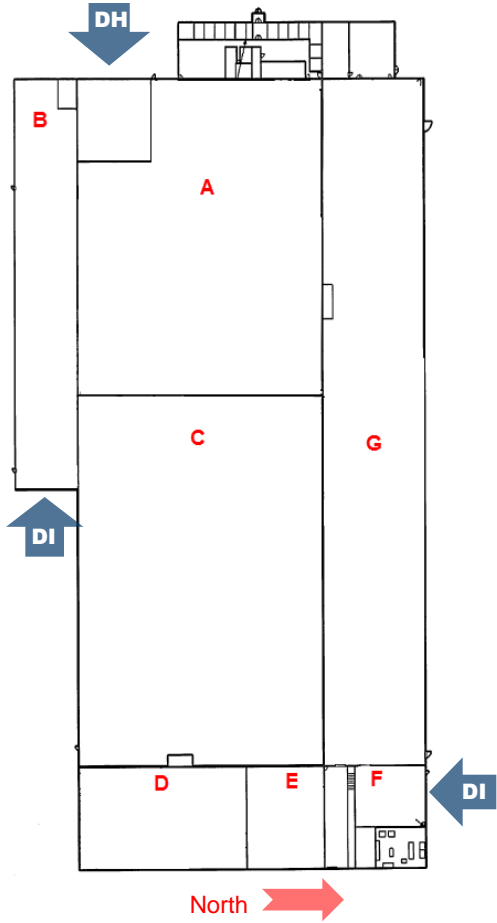
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226,120 SF Breakdown

Area	SF
A	57,050
B	18,000
C	65,700
D	12,770
E	6,080
F	7,600
G	50,100
Ofc	8,820
Total	226,120



LOCATION

Nevada, Missouri is situated just off I-49/US-71 Highway and within a mile of US-54, a strong regional east-west corridor. The building has been used to manufacture ceramic bathroom fixtures since original construction with a stable labor force of 130.

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