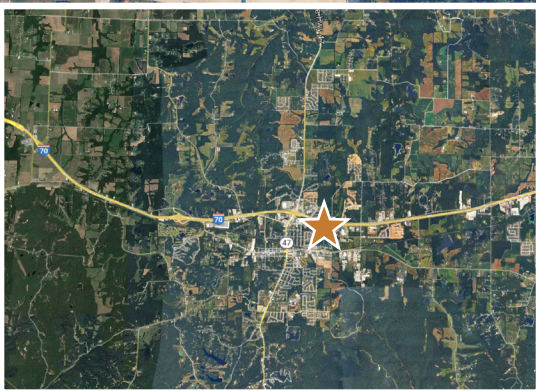


FOR SALE

13.6 Acre Industrial Site

1380 E. Veterans Memorial Parkway, Truesdale, MO



Property Details

- 13.6 Acres Zoned Industrial in Fast Growing Warren County, MO
- Convenient I-70 Access
- ½ Mile East of the Warrenton Exit at I-70 & Hwy 47 Interchange
- 9 Miles West of America's Heartland Packaging Mega Processing Plant
- All Utilities Available
- Shared Access with 1402 E. Veterans Memorial Parkway – Home of Sunspace Modular Enclosures
- Retention Lake On Site Also Serves as Attractive Water Feature
- Possible Mobile Home Development Site
- Incentives: Located in Enhanced Enterprise Zone (EEZ) & Opportunity Zone with possible Chapter 100 or 353 real and/or personal property tax abatement

SALE PRICE: ~~\$1.90/SF~~ \$1.50/SF

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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13.6 Acre Industrial Site

1380 E. Veterans Memorial Parkway, Truesdale, MO

Aerial Photo



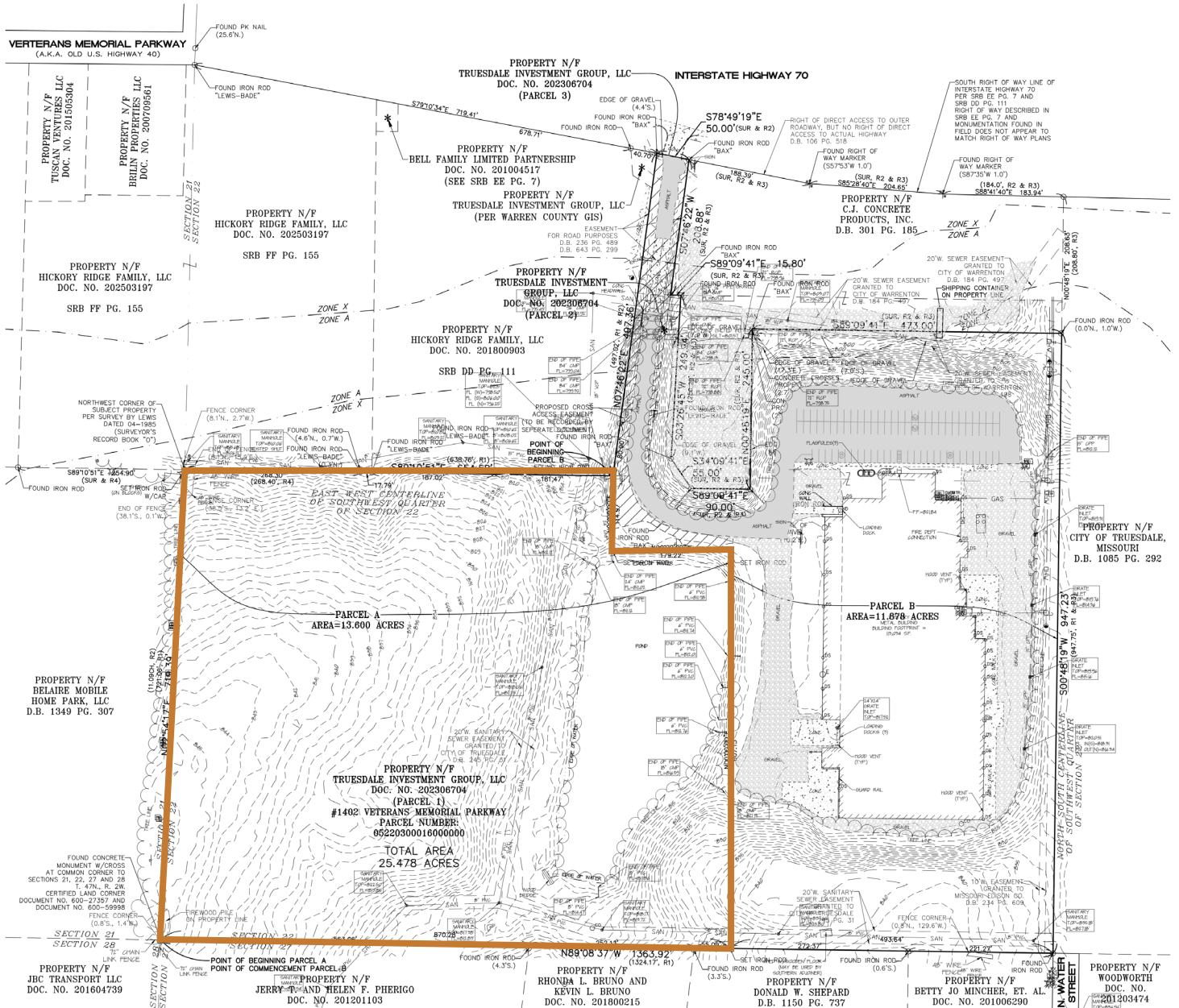
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Topo Survey



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