



FOR SALE

WAREHOUSE/ DISTRIBUTION FACILITY

Property Highlights

- Sale Price: \$3,900,000 (\$16.90/SF)
- 230,745 ± SF charcoal production, warehousing, and distribution facility
- Lot Size: 20.78 ± AC
- Direct access to the Arkansas & Missouri Railroad and Union Pacific Railroad
- 10 dock-high doors on the east side facilitate loading onto train cars, while 5 dock doors on the south side serve truck loading
- Easy access to Shepherd of the Hills Expy

*information deemed reliable but not guaranteed

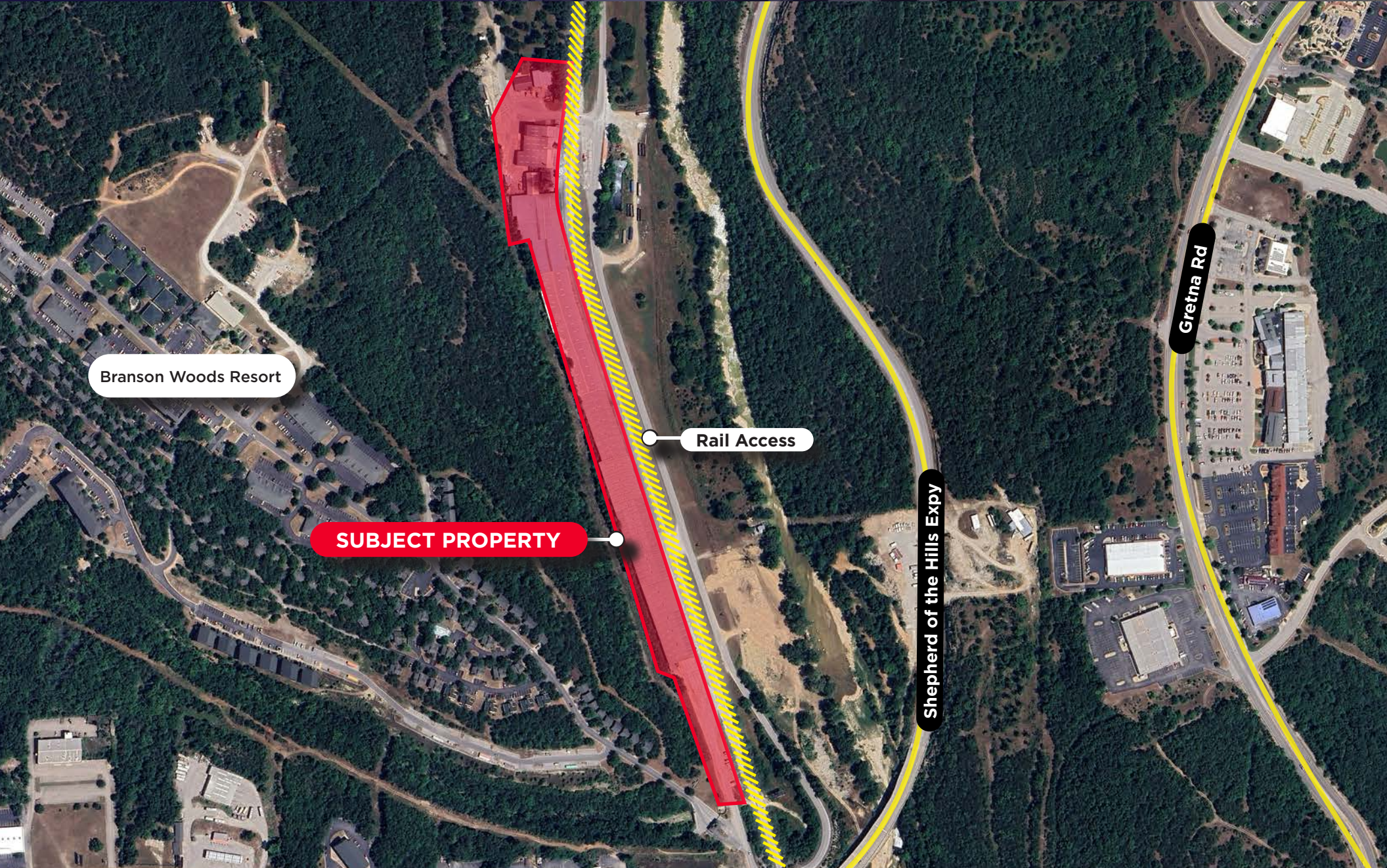
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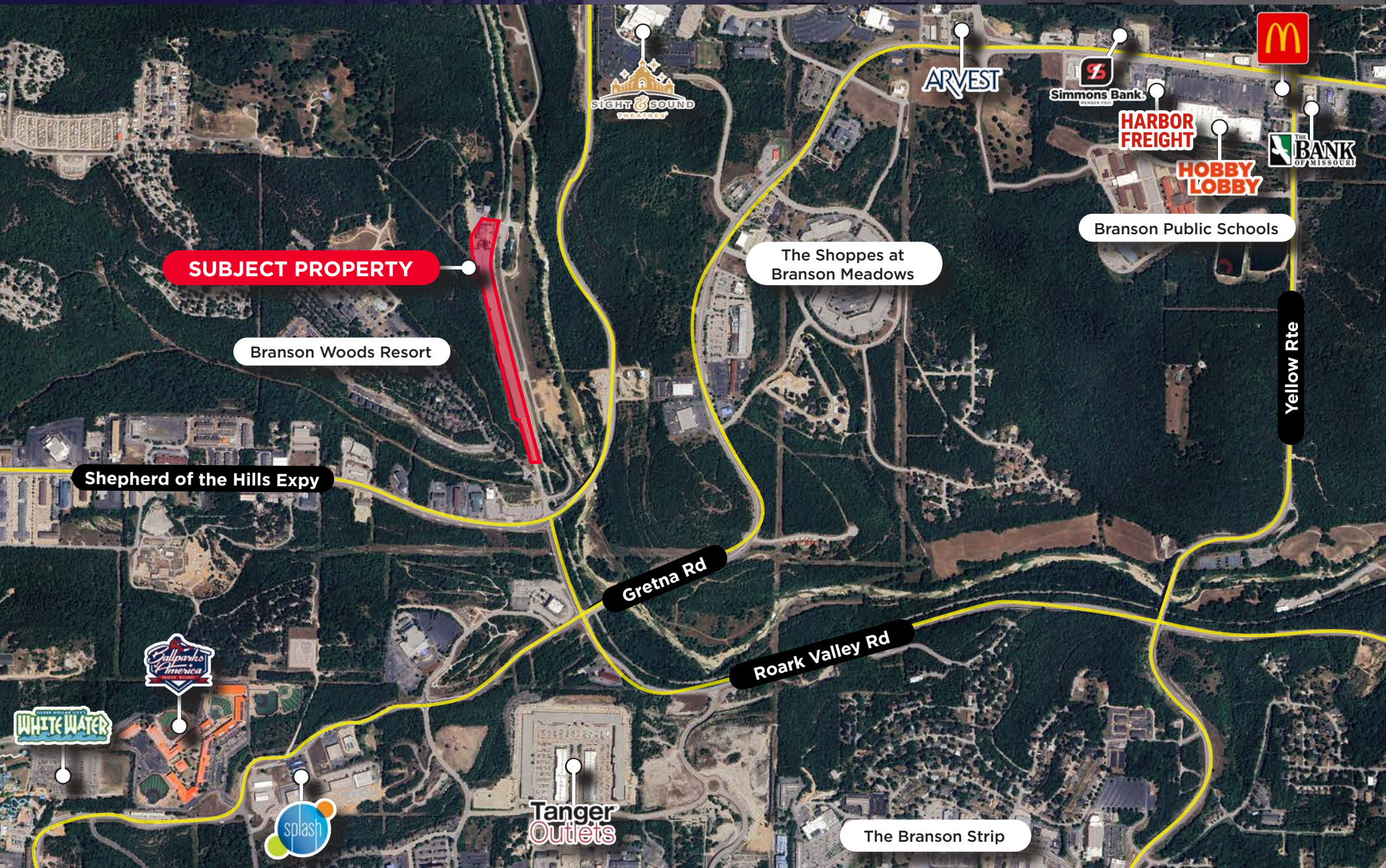
Branson Woods Resort

SUBJECT PROPERTY

Rail Access

Shepherd of the Hills Expy

Gretna Rd



SUBJECT PROPERTY

Branson Woods Resort

The Shoppes at Branson Meadows

Branson Public Schools

Shepherd of the Hills Expy

Gretna Rd

Roark Valley Rd

Yellow Rte

Tanger Outlets

The Branson Strip