

AVAILABLE FOR LEASE OR SALE

1957 ROUTE DD // MOBERLY, MISSOURI 65270

BULK | BULK
INDUSTRIAL
GROUP

THE VALUE LEADER IN INDUSTRIAL REAL ESTATE



±470,214 SF Available: For Lease or Sale
Light Industrial Distribution Warehouse



50'-40' Column spacing | ±38' Ceiling height



**Industrial park location | Convenient I-70
access via Hwy-63**



Fully fenced truck/trailer lot



LED lighting throughout

★ WHY MISSOURI? ★

- **Strategic central U.S. location**
- **Competitive operating costs**
- **Growing, skilled workforce**
- **Major infrastructure investments underway**
- **Pro-business climate with strong state support**

For More Information:

Todd P. Mendon, SIOR // 913-709-8261 // tmendon@bulkig.com

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OVERVIEW

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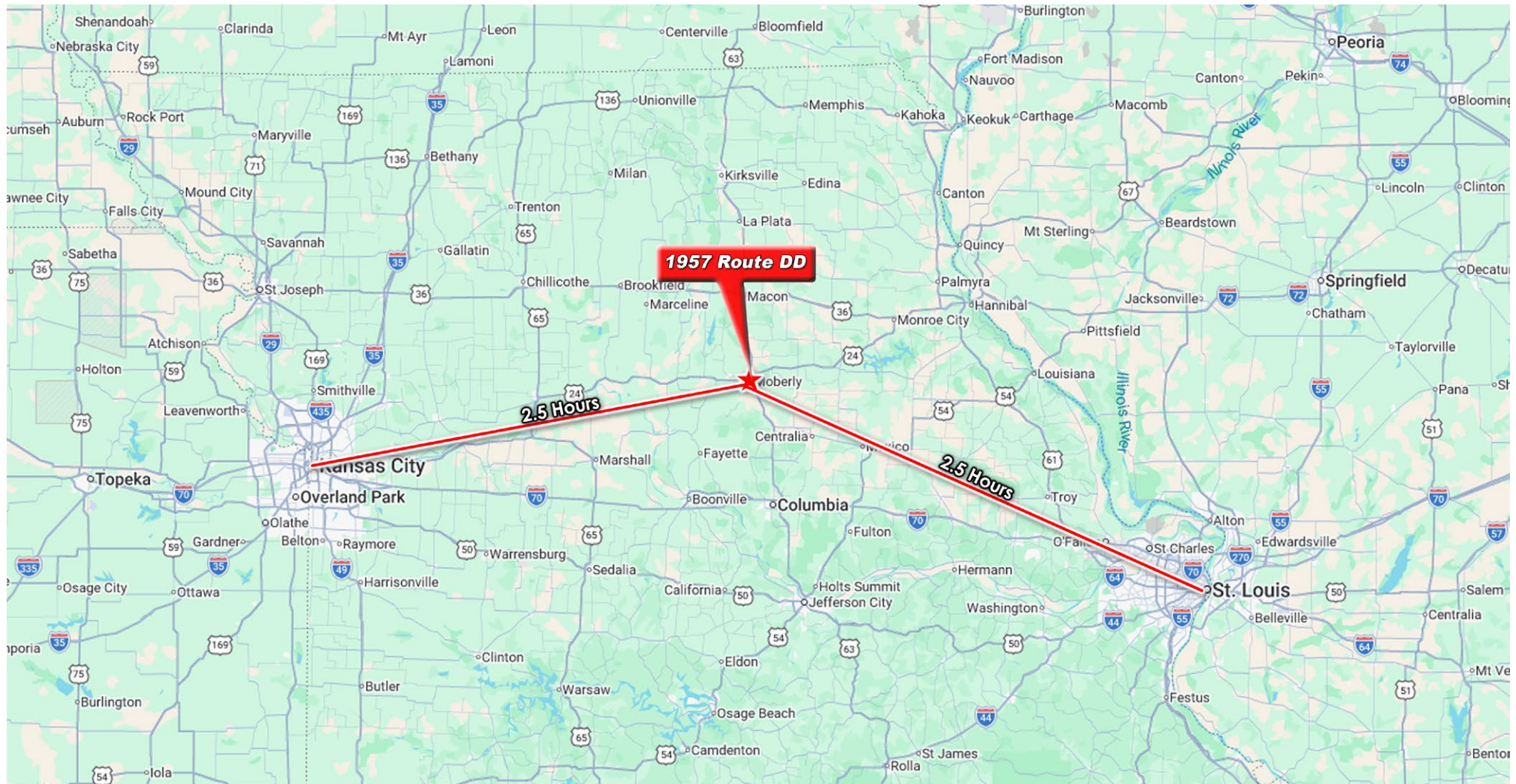
OVERVIEW

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WITHIN 3 HOURS OF MAJOR TRANSPORTATION HUBS // RAIL / ALONG I-70 CORRIDOR



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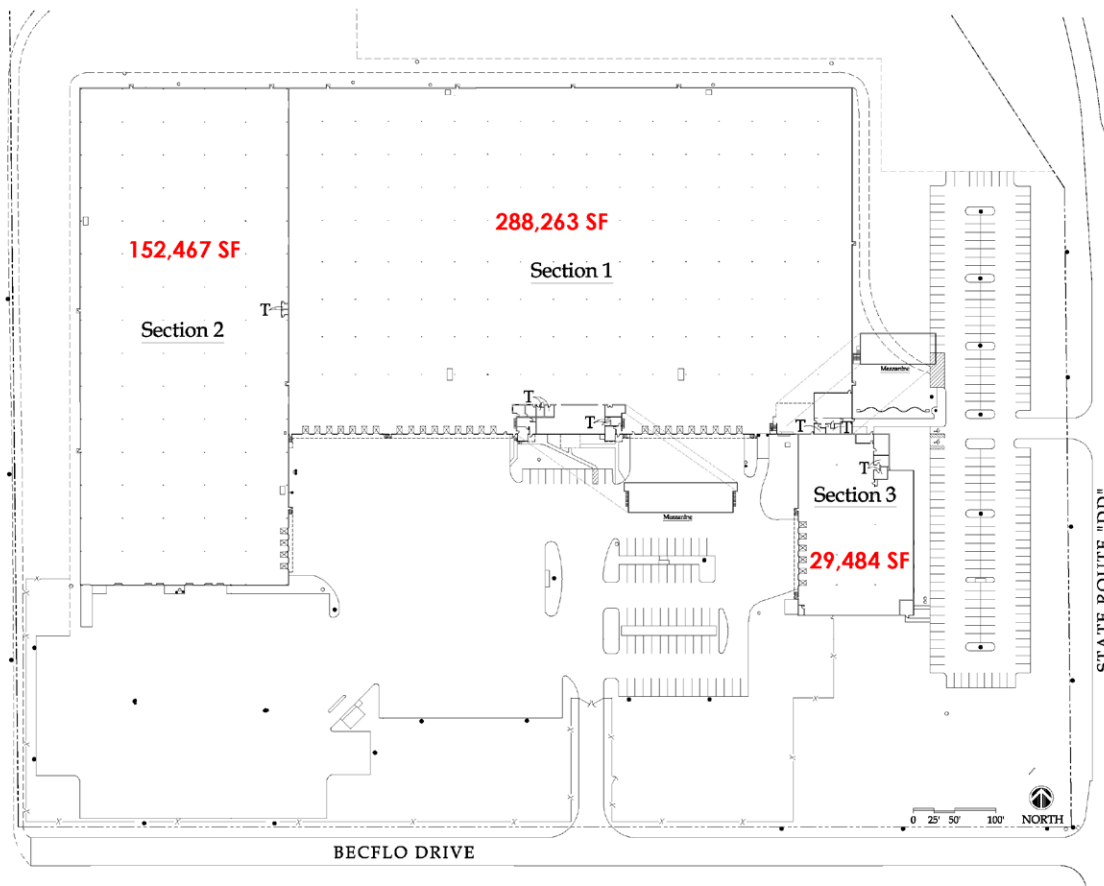
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PROPERTY DETAILS

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AVAILABLE:

1. ±470,214 SF Available: Light Industrial Distribution Warehouse

SITE FEATURES:

- Tilt-up concrete construction
- 50' x 40' column spacing
- 38' +/- ceiling heights
- Fully fenced truck/trailer lot
- 29,484 SF flex/office space with dock high loading
- 35 DH doors | 2 DI doors
- Industrial park location
- Convenient I-70 access via Hwy 63
- LED lighting throughout
- Industrial racking available
- 140 person workforce available
- Sprinklered

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PROPERTY PHOTOS

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