



**WALKER OGLESBY**  
walker@tpgrepartners.com  
205-478-0142  
1431 Cinnamon Hill Ln #104  
Columbia, MO 65201

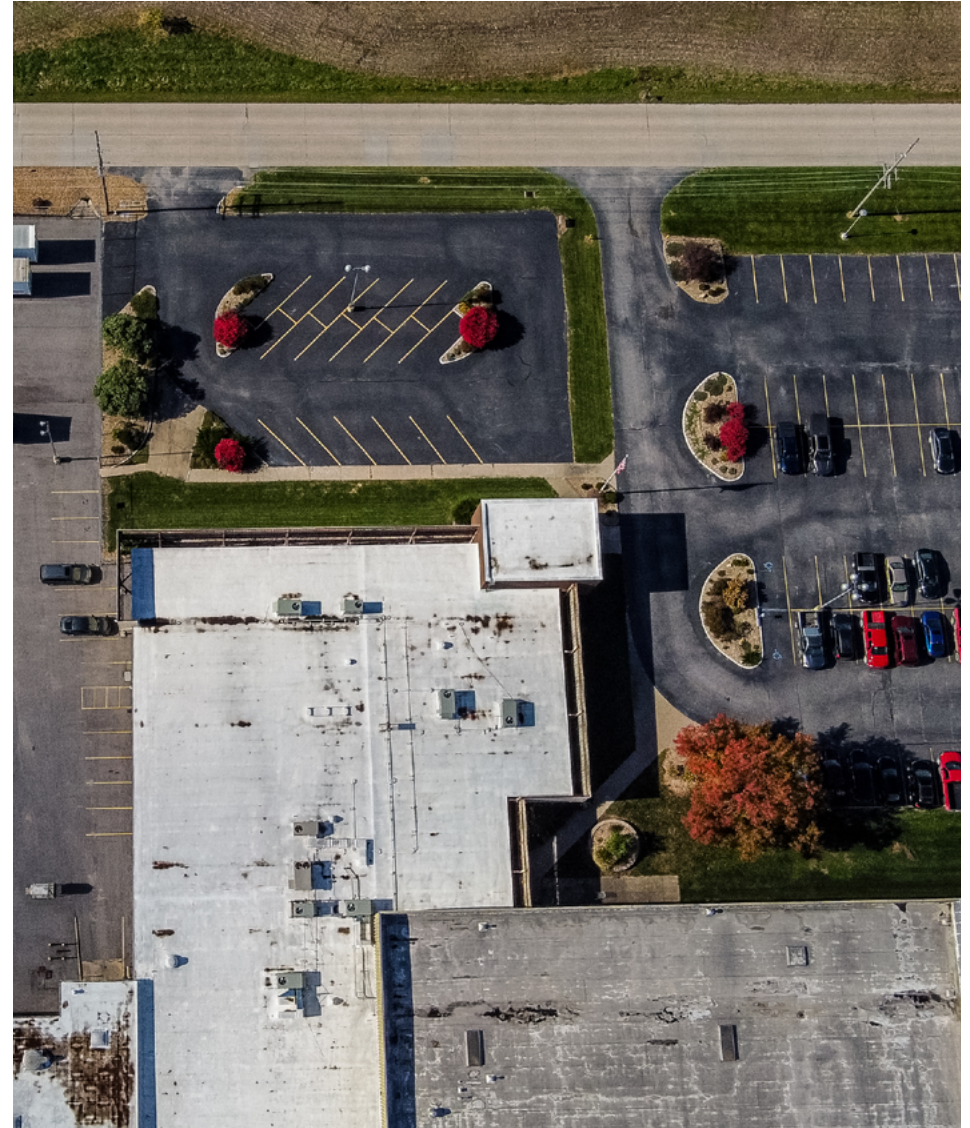
## Miller Warehouse

Mexico, MO

**TPG** REAL ESTATE  
PARTNERS

# Property Highlights

- Onsite warehouse manager
- Assistance with shipping/receiving
- 24/7 camera surveillance
- Fully heated warehouse
- Equipped with 5 industrial fans
- Warehouse equipped with fire suppression system
- Facility is fully fenced
- Upgraded LED lighting



# Area Overview

Mexico, Missouri is located in Audrain County, just 17 miles north of interstate 70. The current population estimates are around 17,000 residents with a median age of 36.

The employee landscape in Mexico is diverse, with a mix of industries contributing to the local economy. Key sectors include manufacturing, healthcare, retail, and agriculture.

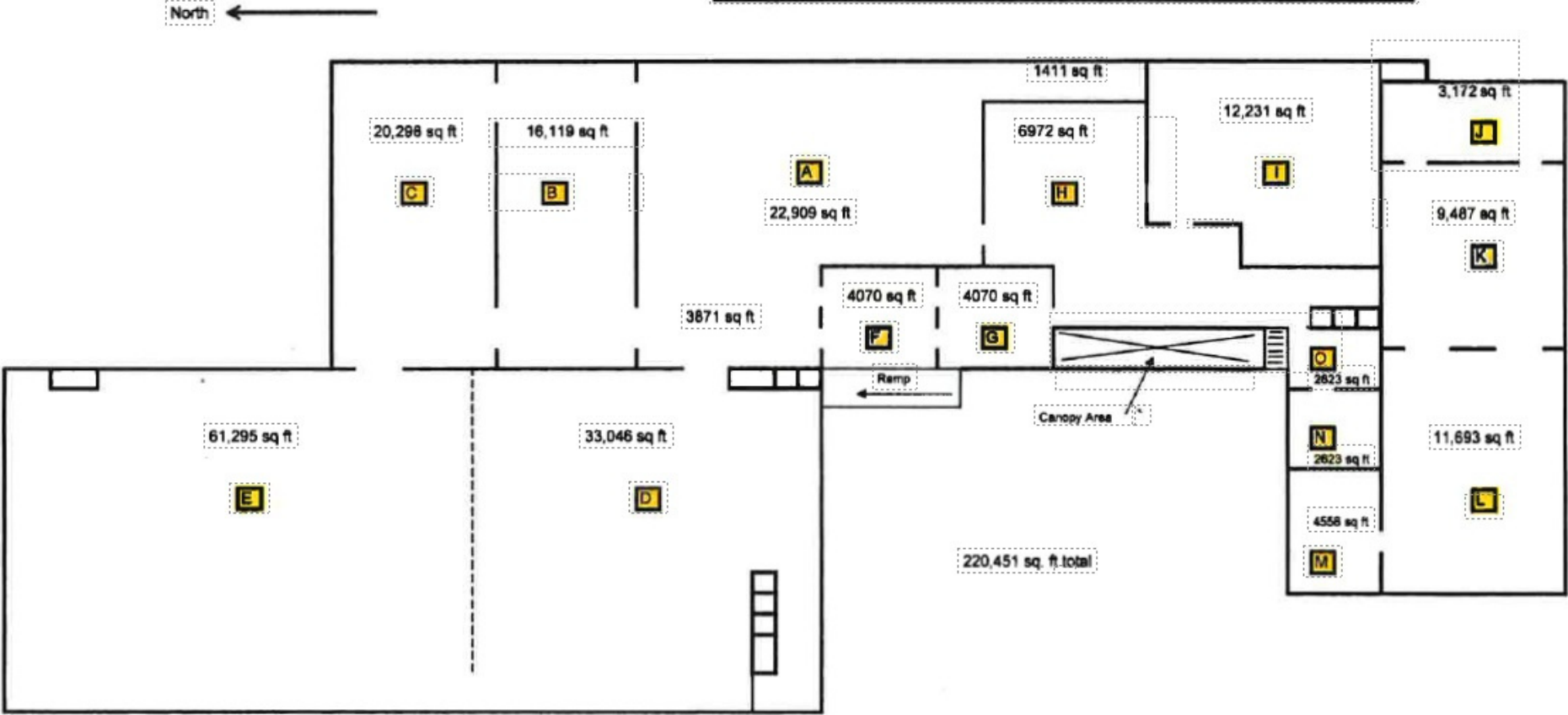
Manufacturing is a major component of Mexico's economy, with several manufacturing facilities located in the area, producing goods ranging from automotive parts to food products. The healthcare sector is also significant, providing employment through local hospitals, clinics, and elder care facilities. Mexico offers a variety of retail businesses that serve the community, from local shops to larger chain stores, contributing to both employment and local sales tax revenue. Given the city's location in a rural area, agriculture remains an important industry, with many residents involved in farming or related business.

Overall, Mexico, MO combines a strong sense of community with a balanced economic base, making it a stable place for residents and businesses alike.



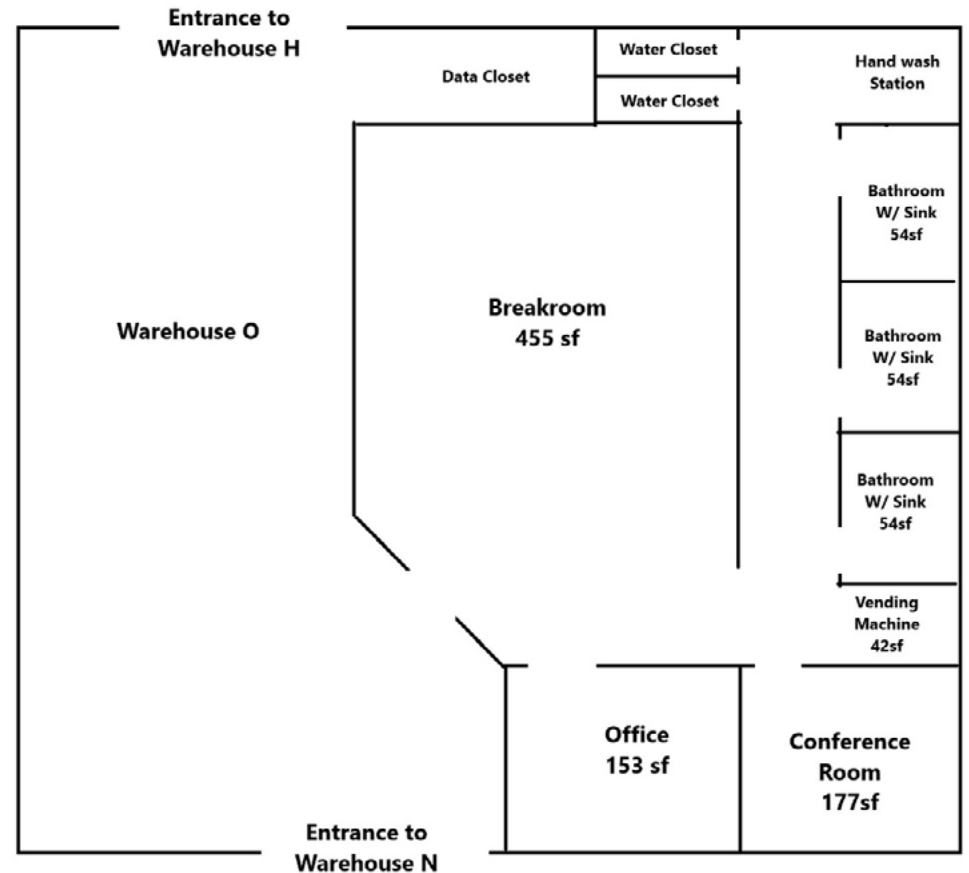
# Warehouse Floor Plan

## Miller Warehouse Square Footage



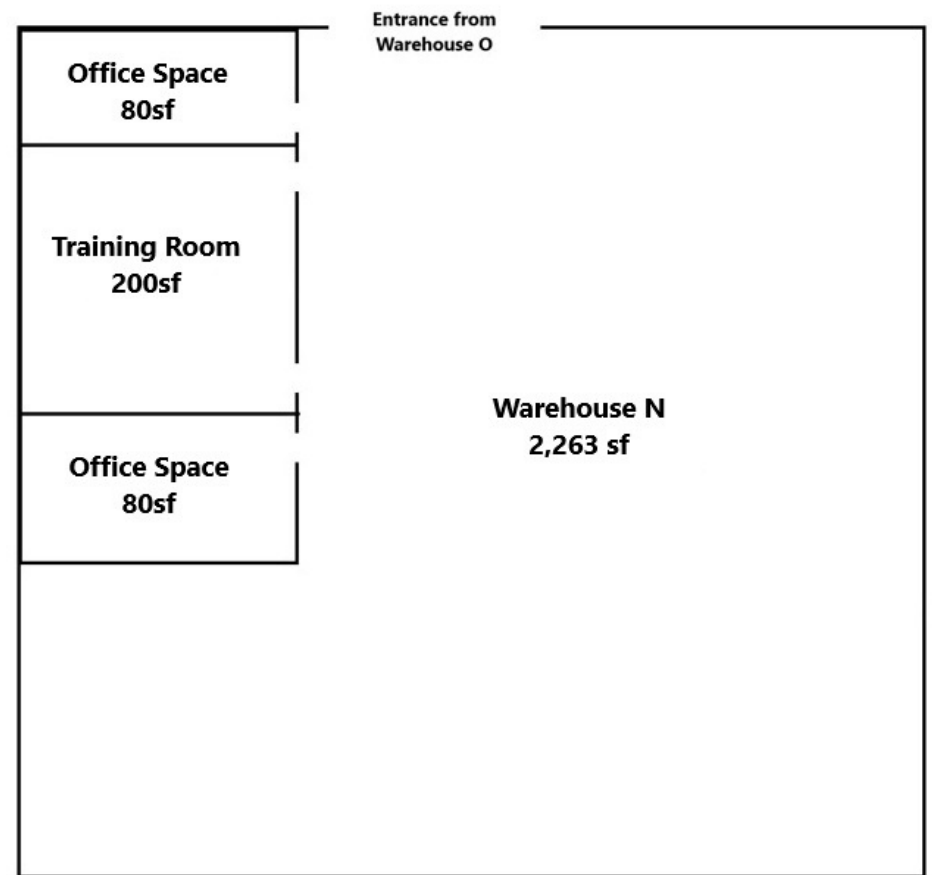
# Office Layout in Warehouse O

- Renovated in 2024
- New breakroom
- 3 full restrooms
- 2 water closets with hand washing station
- Conference/training room
- Vending machine room
- Office space



# Office Layout in Warehouse N

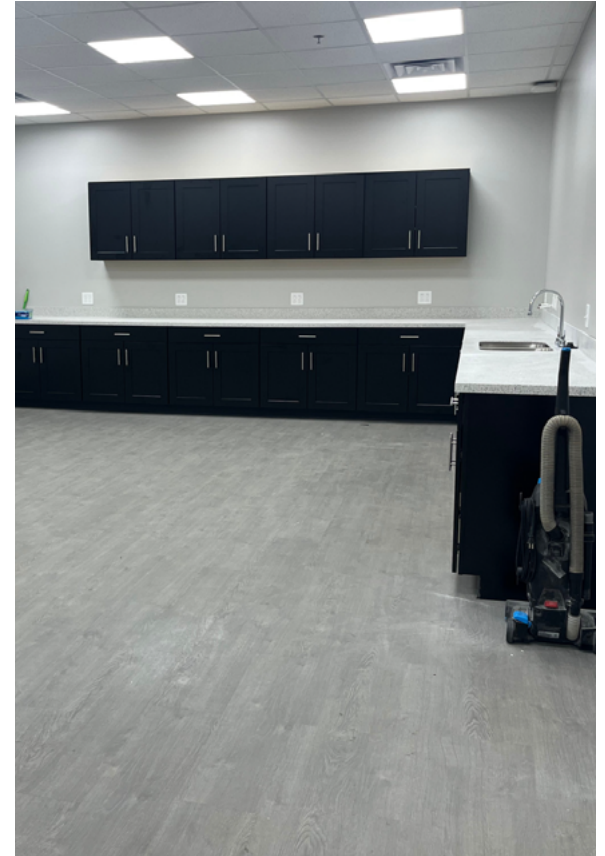
- Renovated in 2024
- 2 offices with windows overlooking the loading docks
- Large training room



# Newly Constructed Offices



# New Restrooms & Breakroom



# 35 Loading Docks



# 35 Loading Docks



# Disclaimer

All materials and information received or derived from The Premiere Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Premiere Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

The Premiere Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Premiere Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Premiere Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by The Premiere Group in compliance with all applicable fair housing and equal opportunity laws.