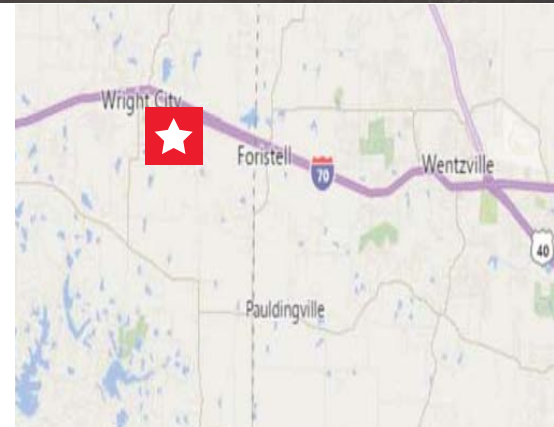




35 Cooperative Way, Wright City, Missouri 63390

Property Highlights

- Easy access to I-70 via Wright City or Foristell interchange
- New asphalt parking lot (front) installed August 2017
- Zoned M-2 Heavy Industrial
- 4.35 acre lot offers room for building expansion
- 22' ceiling height
- Equipped with 1 drive-in door & 1 dock - capability to install additional drive-in door and 5 docks
- 50' x 25' column spacing
- **Sale Price: \$740,000 (in current shell condition)**
- **Lease Rate: \$4.25/SF NNN* (Estimated NNN's: \$1.35/SF)**
 - * Quoted lease rate assumes Standard Building Finish; Landlord will consider adjustments to Standard Building Finish as needed by Tenant, with lease rate determined on a case-by-case basis
 - * "Standard Building Finish" to include 1,000 SF office, standard warehouse finish, paved parking/drive lanes, sprinkler system, 1,200 amp/277/480 volt power



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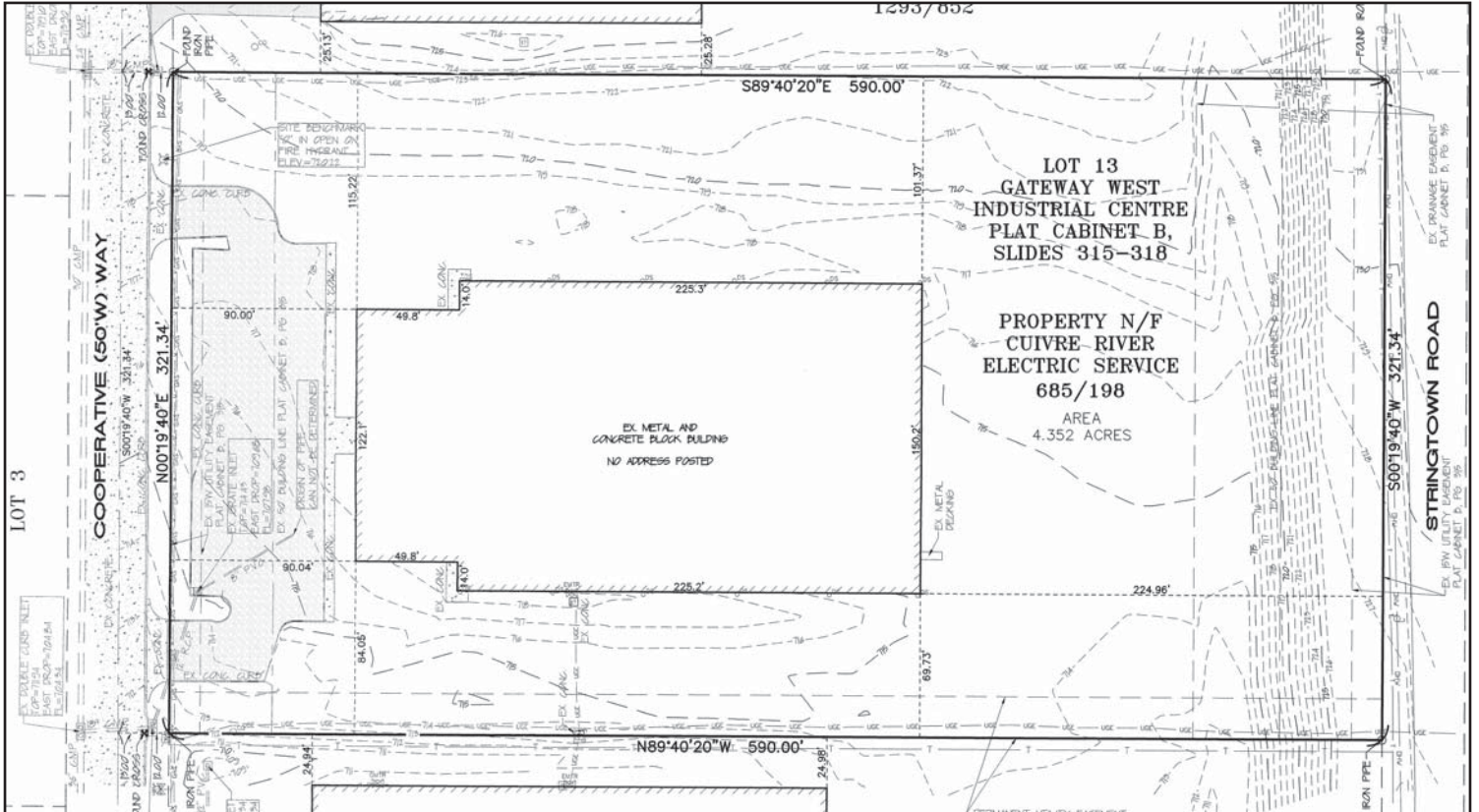


CUSHMAN & WAKEFIELD

FOR SALE OR LEASE

40,000 SF Office/Warehouse

Site Plan

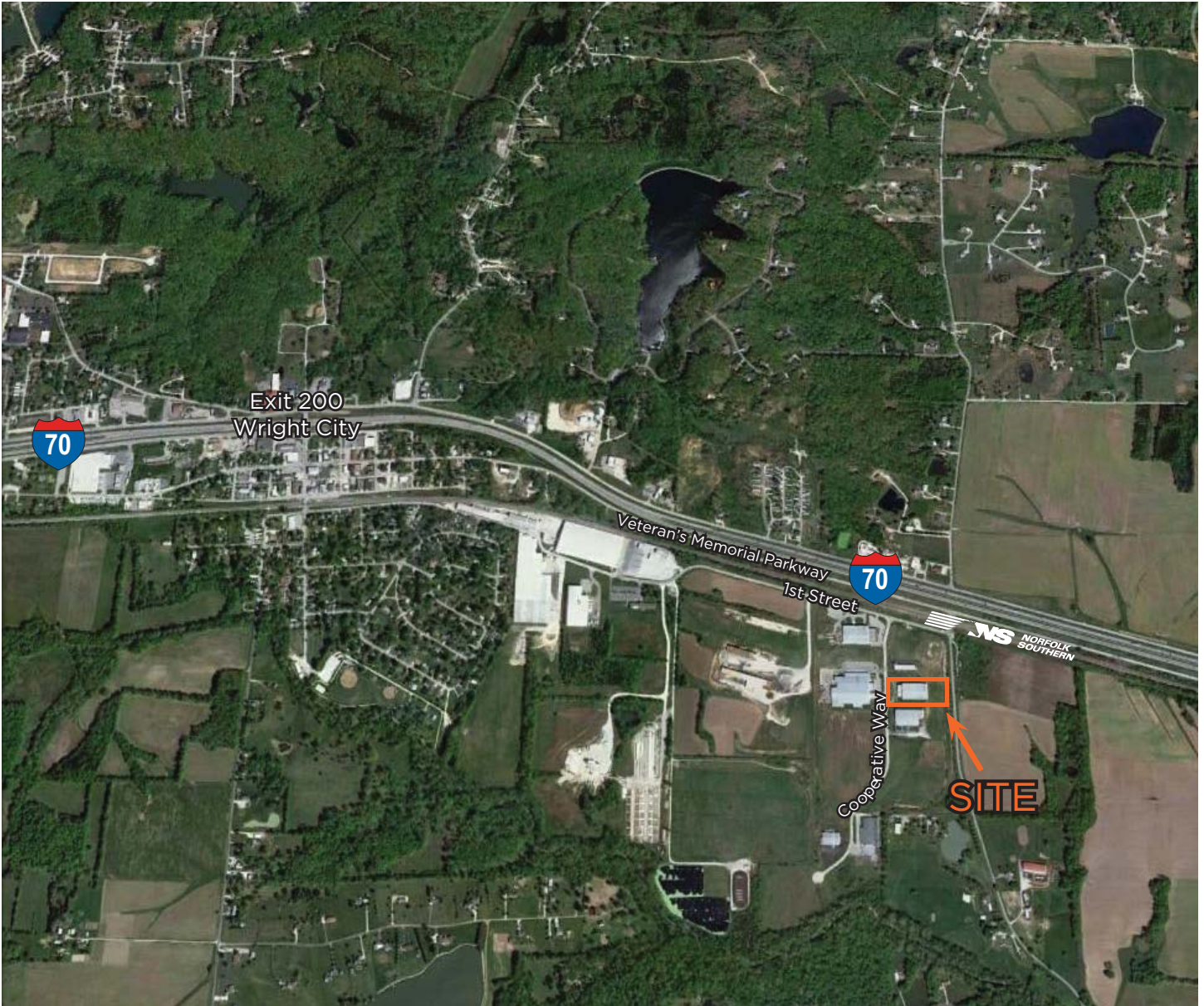


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Aerial



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