

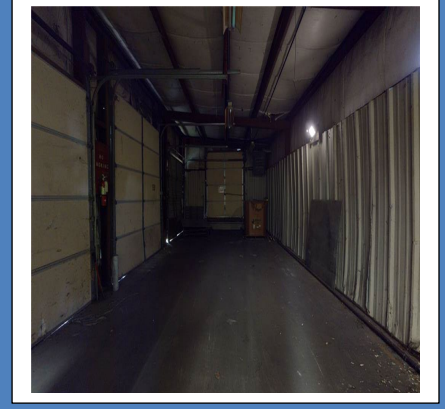
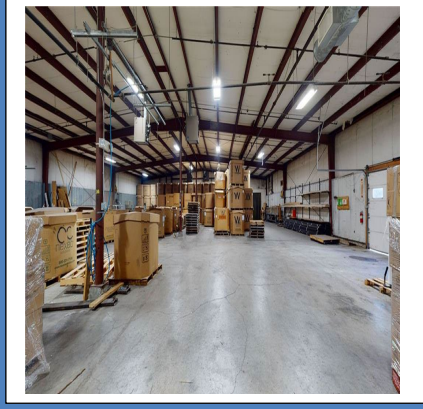
FOR SALE or LEASE



713-715
E. Austin
Blvd

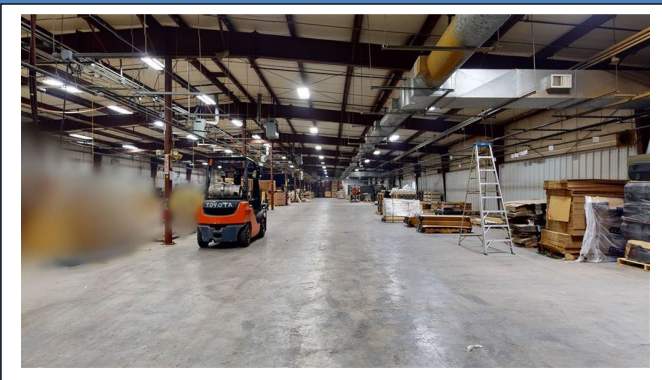


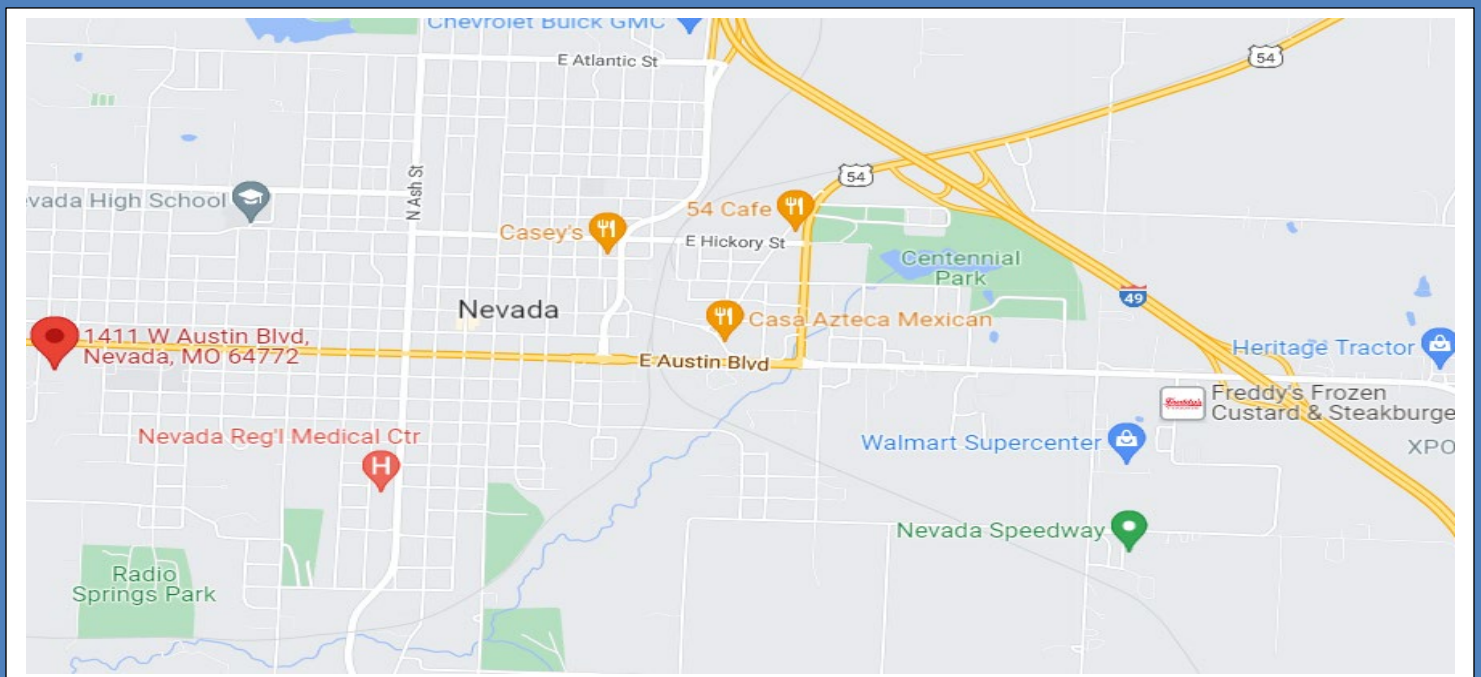
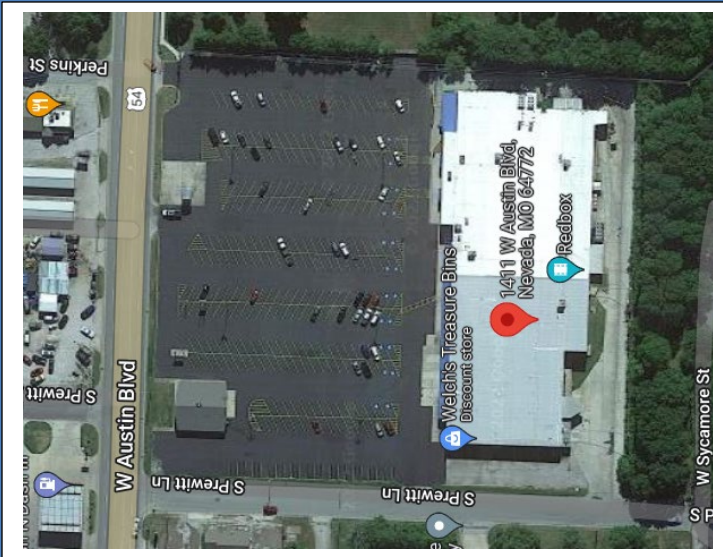
Fantastic warehouse/Manufacturing Opportunity/Regional Distribution Center!
40,000 sq ft warehouse, strategically located on the major thoroughfare - at 715 E. Austin Blvd in Nevada, MO. (Austin Blvd/State Highway 54)
Property features 5 loading docks & 1 drive in door in proximity to railroad tracks.



Retail/Warehouse/Industrial Property for Lease

Sale price	\$850,000		
Lease Rate	\$3.50 SF NNN	Tenancy	Single
Property Type	Warehouse	Parking Spaces	100
Property Sub-type	Industrial	Clear Ceiling Height	15 ft
Drive In/Grade level doors	1	Docks	5
Lot Size	1.8 acre	# of Stories	1
Gross Leasable Area	40,000 sq ft	Year Built	Built in 1910 Added on in 1975





SCHEDULE A TOUR TODAY
(913) 631-9995