

# For Sale

## 46,299± Sq. Ft. Warehouse Investor Opportunity



**1200 Stafford Street  
Washington, MO 63090**



- Tenant Leases 35,000± Sq. Ft. for \$105,000.00 Annual Base Rent, Plus Pro-rata Share of Taxes, Insurance and Common Area Maint.
- 4.38± Acres, Offers Land for Expansion
- 42,699± Sq. Ft. Building Specifications
  - 35,000± Sq. Ft. Leased - 7,699± Sq. Ft. Available
  - Clear Heights: 10' to 20'
  - Five (5) Dock Doors
  - Drive-in Doors
  - Sprinklered
  - Metal Building
- 3,600 Sq. Ft. New Clear Span Warehouse (60'x60') - Available
  - Drive-In Doors (3) 14' High
  - Clear Heights: 14' to 24'
  - Roughed in Plumbing

**Sale Price: \$1,040,000.00**

**Over 9% Cap Rate at 76% Leased**

**Contact: Scott E. Martin/Christopher Taff**

Office

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[Floor Plan of the leased portion of the property known as 1200 Stafford, Washington, Missouri]

