

# 1800 US-71 HIGHWAY NEVADA, MISSOURI 64772

MANUFACTURING FACILITY FOR SALE | 226,120± SF

**SUPERB REGIONAL ACCESS VIA BUSY I-49/US-71 CORRIDOR**



## PROPERTY HIGHLIGHTS

- One hour south of Kansas City
- High visibility site along I-49/US-71 Highway
- Population of 41,000+ within 30 minute drive
- Stable workforce performed 365/24/7 since 1969
- Missouri enjoys a low cost of doing business compared to the region
- Industrial electricity cost is 13% lower than the US average



Asking Price: \$1,750,000

### BUILDING FEATURES

TOTAL SF	CONSTRUCTION TYPE	AGE
226,120 SF	Metal, Concrete	Built in 1969
OFFICE SF	LOADING	CLEAR HEIGHT
8,820 SF	7 Docks, 2 Drive-ins	17' to 24'
LAND SIZE	POWER	PARKING
50.2 Acres	Heavy	168± spaces

For more information, please contact:

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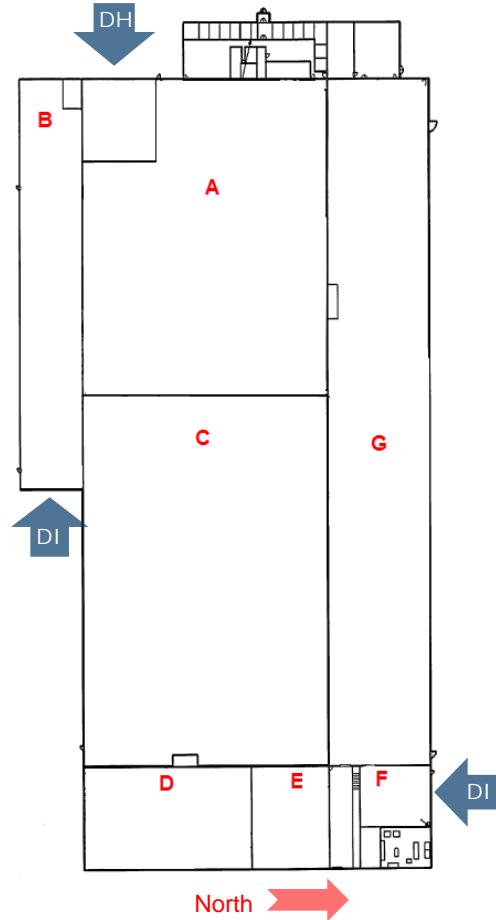
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## Manufacturing Facility for Sale

### 226,120 SF Breakdown

Area	SF
A	57,050
B	18,000
C	65,700
D	12,770
E	6,080
F	7,600
G	50,100
Ofc	<u>8,820</u>
<b>Total</b>	<b>226,120</b>



### LOCATION

Nevada, Missouri is situated just off I-49/US-71 Highway and within a mile of US-54, a strong regional east-west corridor. The building has been used to manufacture ceramic bathroom fixtures since original construction with a stable labor force of 130.

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