

4800 S SPOEDE LN, TRUESDALE, MO 63380
FOR SALE \$2,275,000
24,500+/- SQ FT OFFICE WAREHOUSE
FREEZER & COLD STORAGE
100% LEASED

CORE
REAL ESTATE GROUP, LLC



CONTACT: TONY GAGLIANO, CCIM
PHONE: 636.359.2537
TONY@COREREALESTATELLC.COM

5 MINUTES TO I-70
20 MINUTES TO I-64
47 MINUTES TO I-44
57 MINUTES TO I-55

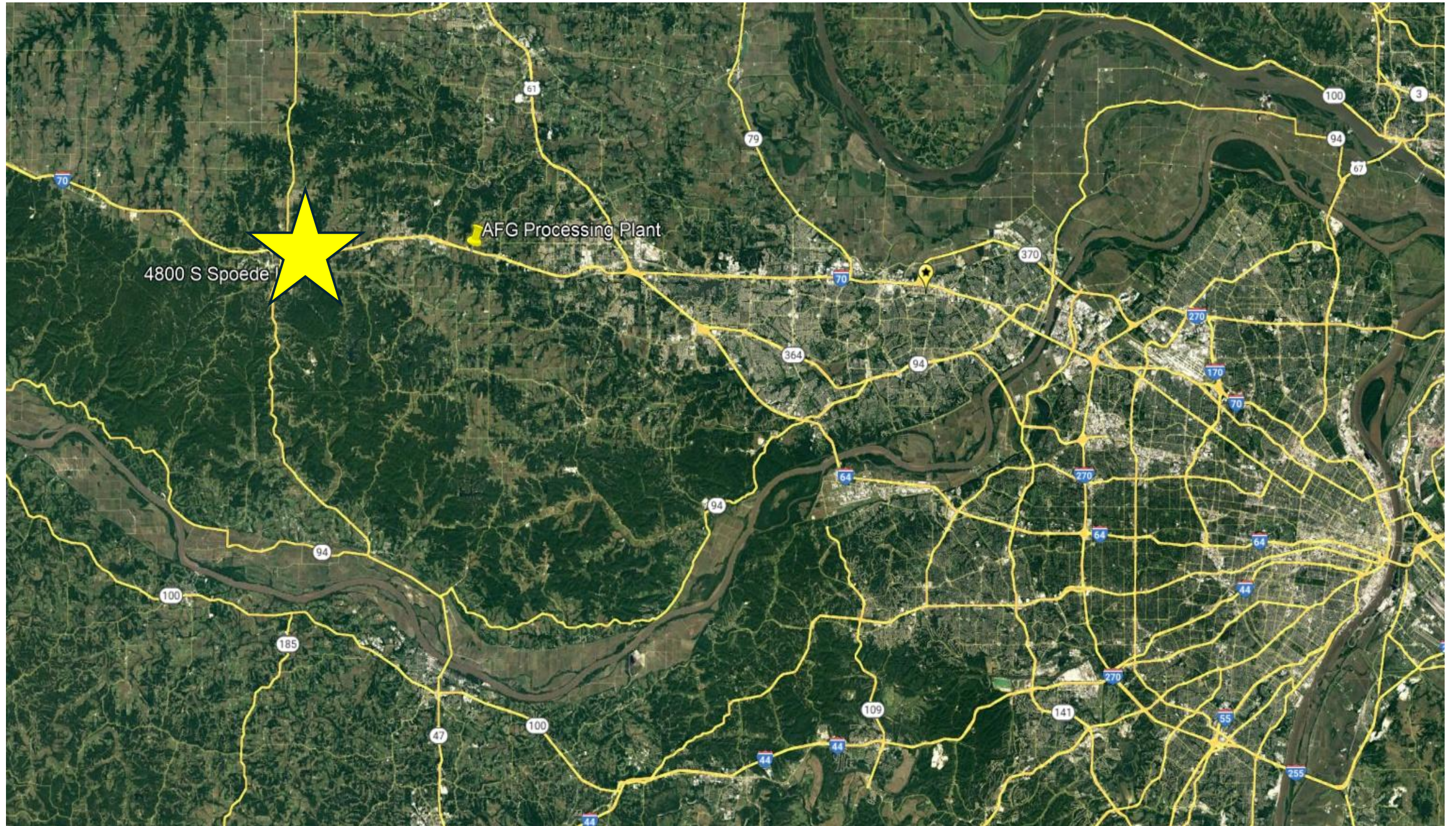
No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

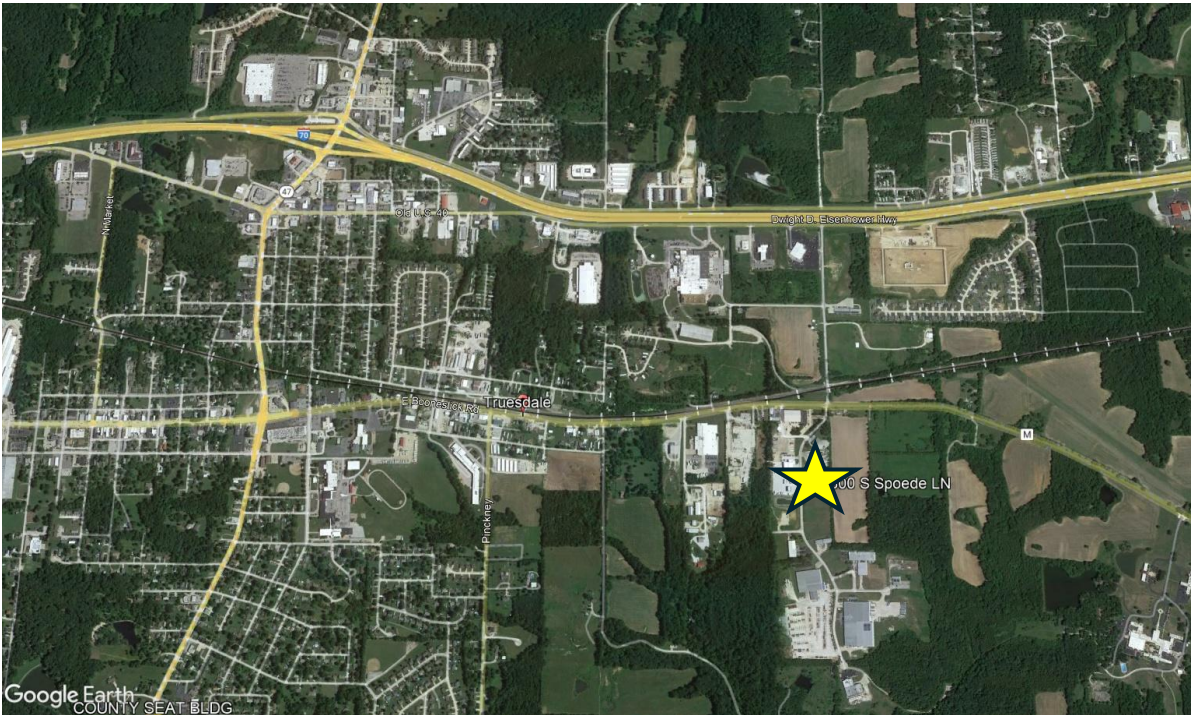
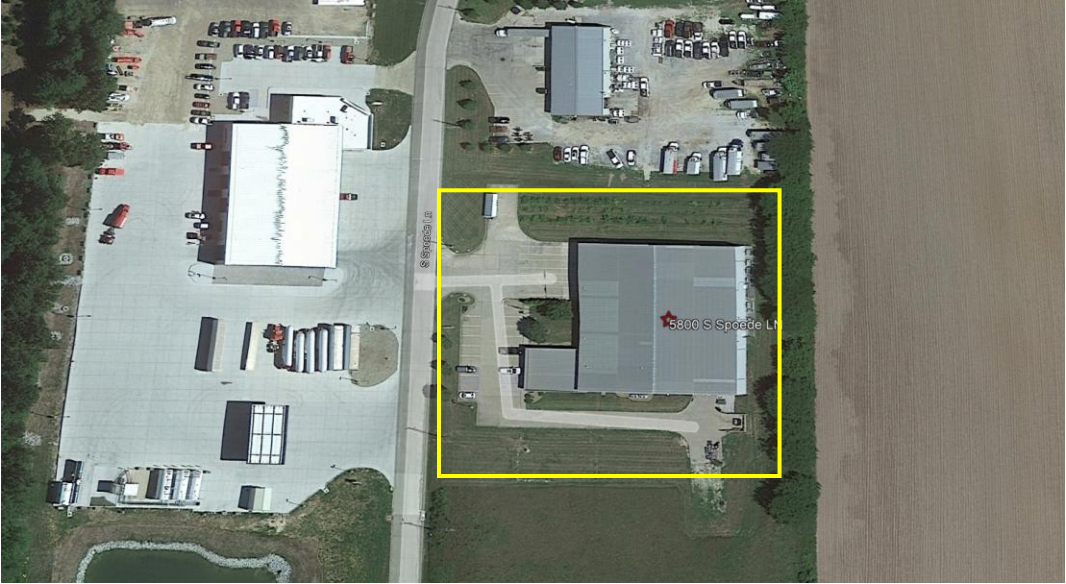
PROPERTY DETAILS

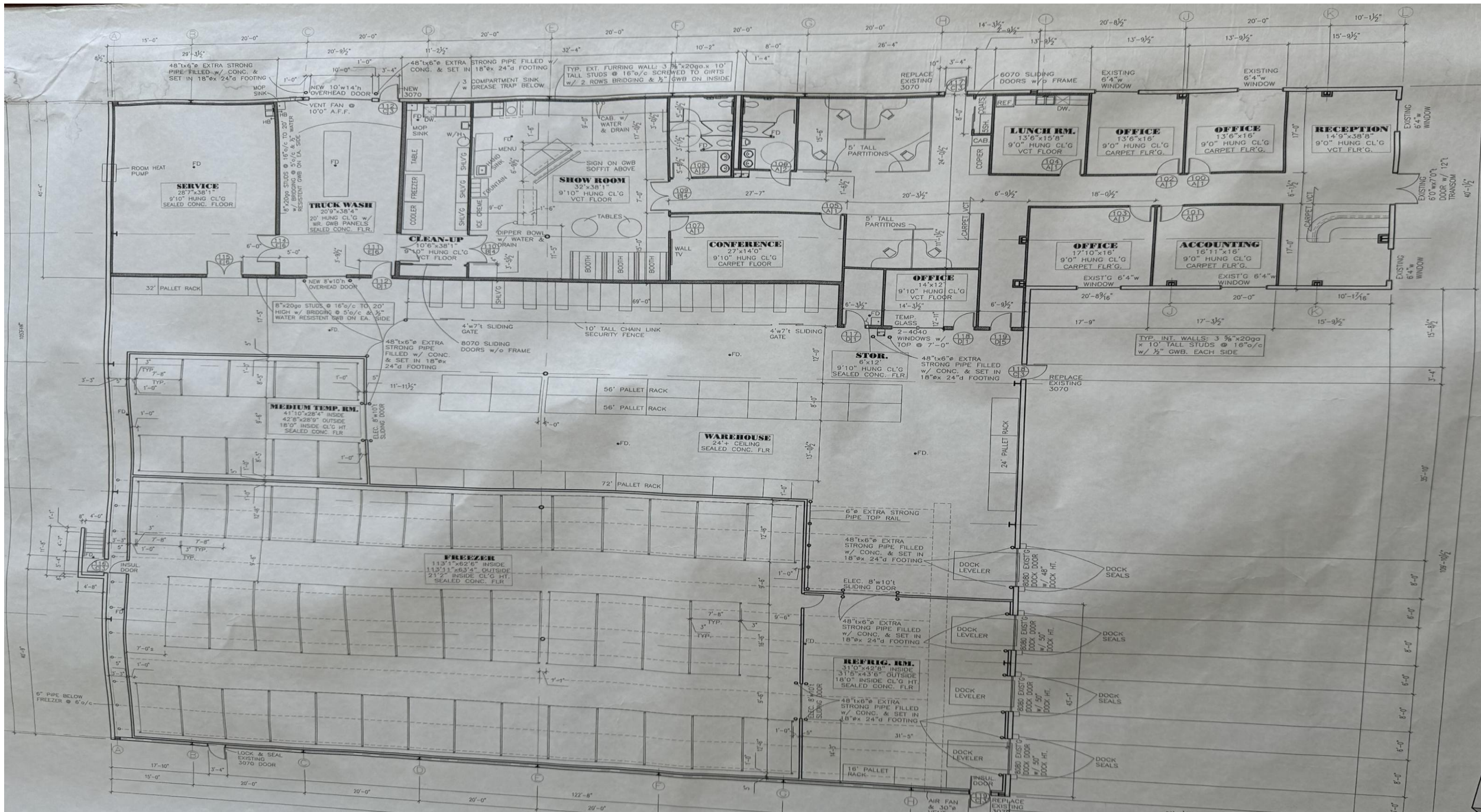
- BUILDING SIZE - 24,500+/-
- LOT SIZE- 1 ACRE
- CEILING HEIGHT IN WAREHOUSE – 24’
- LOADING DOCKS- 4
- DRIVE IN – 1
- FREEZER STORAGE- 7,000 +/- SQUARE FEET
- MEDIUM TEMP ROOM- 1,200 +/- SQUARE FEET
- EVERYTHING STAYS (RACKS, OFFICE FURNITURE, SECURITY

LEASE DETAILS

- TENANT: WHOLESALE PRODUCT SUPPLY (D/B/A WPS FRESH)
- NOI - \$159,250
- 2 YEAR TERM
- \$6.50 +NNN
- OPTION 1 – 2 YEARS @ \$7.00 PSF
- OPTION 2 – 2 YEARS @ \$7.50 PSF
- LL RESPONSIBLE FOR ROOF AND STRUCTURE
- TENANT IS CONVERTING FREEZERS TO COOLERS



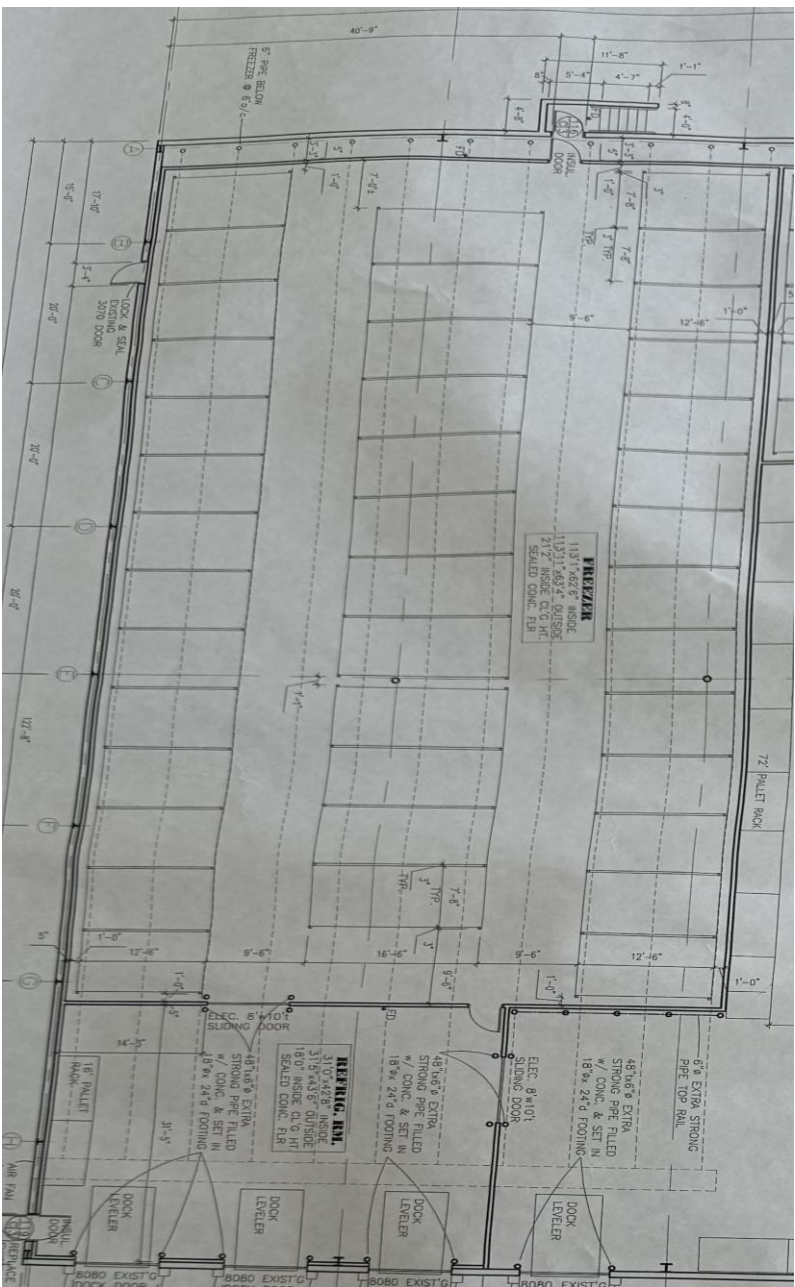




FREEZER AREA- 113'1"x62'6"

UP TO 780 PALLETS

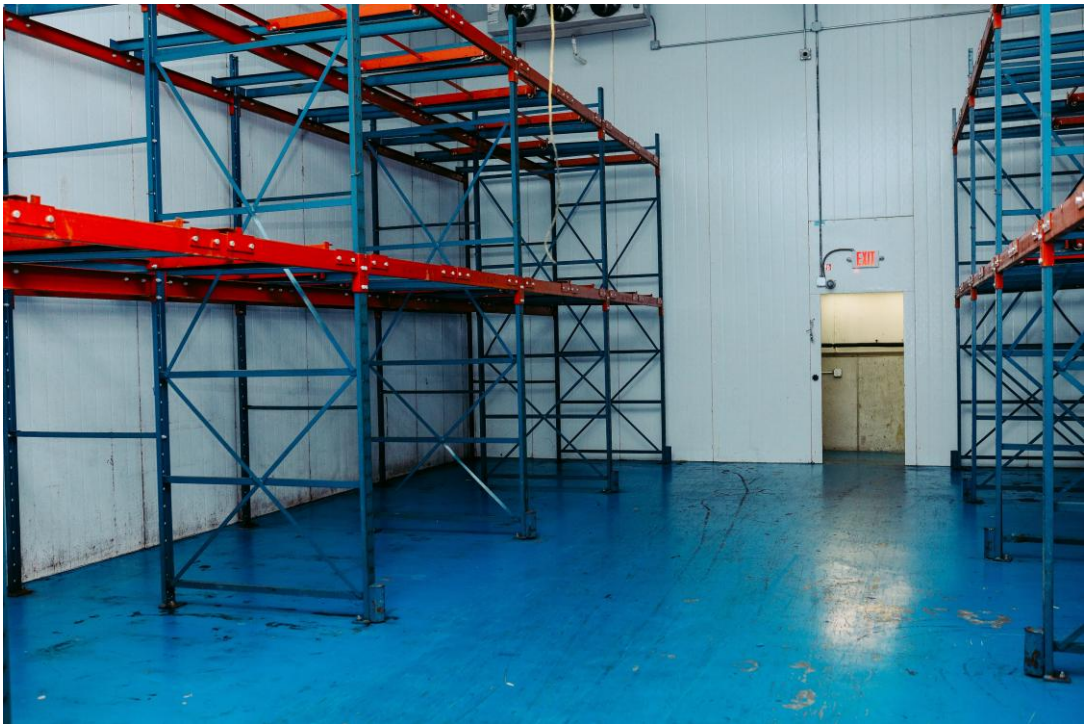
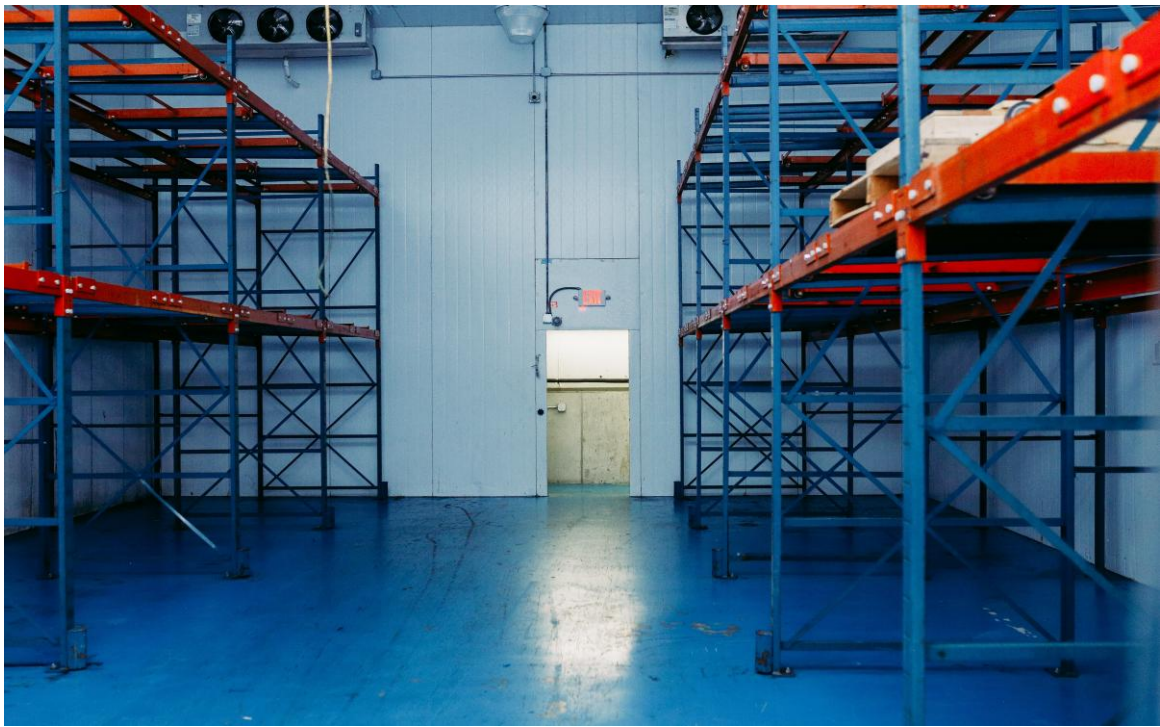




MEDIUM TEMPERATURE AREA –41'10"X28'4"

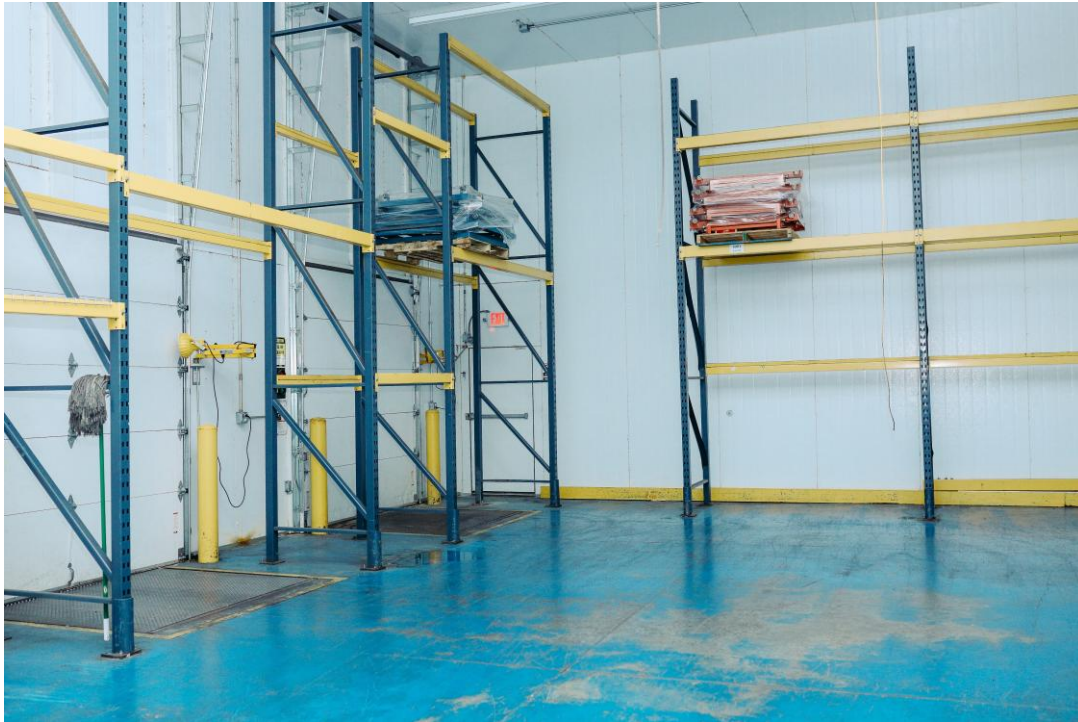
UP TO 120 PALLETS





REFRIGERATOR ROOM –31'5"X43'6"

3 DOCK DOORS



DRY
STORAGE
AREA – 7,000
+/- SQ FT





SHOW ROOM





SERVICE ROOM & TRUCK WASH

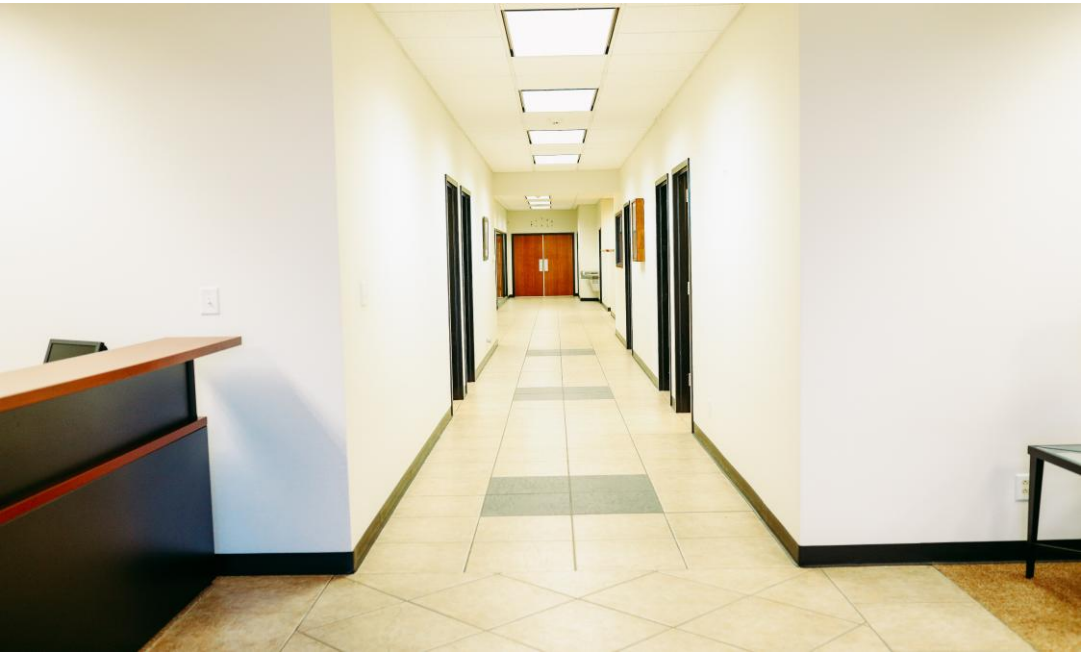




LOBBY



RECEPTION



BULLPEN AREA



LUNCH ROOM



OFFICES

4 EXECUTIVE OFFICES

2 SMALL OFFICES



CONFERENCE ROOM





BROKER: TONY GAGLIANO, CCIM
200 CENTRE ON THE LAKE
LAKE SAINT LOUIS, MO 63367
PH: 636-359-2537
EM: TONY@COREREALESTATELLC.COM