

COMMERCIAL BUILDING FOR SALE

15 PROGRESS PARKWAY

UNION, MO 63084

LOT #13 OF UNION CORPORATE CENTER.

BUILDING CONSTRUCTED IN 2006

12,000 sq. ft. (150' x 80'); 675 sq. ft. finished office space (6% OF TOTAL BUILDING)

400 AMP/3 PHASE ELECTRIC MAIN PANEL WITH 100 AMP SUB PANEL

WAREHOUSE:

- 18' CENTER EAVE WITH 23' COLUMN SPACING
- HEATED WITH SUSPENDED GAS HEATER
- EXHAUST FANS
- FIVE 8'X8' DOCK DOORS (WITH OVERHEAD DOOR)
- ONE 14'X14' DRIVE IN DOOR (WITH OVERHEAD DOOR)
- EXPOSED STEEL FRAME WITH BLANKET INSULATION
- NO SPRINKLER SYSTEM

OFFICE SPACE:

- DRYWALL FINISH
- CENTRAL AIR, CENTRAL HEAT
- TWO OFFICES
- RECEPTION AREA
- TWO BATHROOMS

SITE:

- 2.25 ACRE PARCEL (98,010 SQ. FT) WITH 310' OF STREET FRONTAGE
- ZONED "I-1" GENERAL INDUSTRIAL DISTRICT
- 16,000 SF OF CONCRETE & ASPHALT PAVEMENT

ABOVE INFORMATION TAKEN FROM APPRAISALS DATED JUNE 16, 2009, MARCH 15, 2011 & December 2011

PARCEL 21-3-06.1-0-017-004.250

2010 ASSESSED VALUE \$128,278 AND THE 2010 TAXES WERE \$7,917.22

PROPERTY OFFERED FOR SALE "**AS IS**"



**100 CIRCLE DRIVE
NEW HAVEN, MO 63068
573-237-3051 Member FDIC**



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