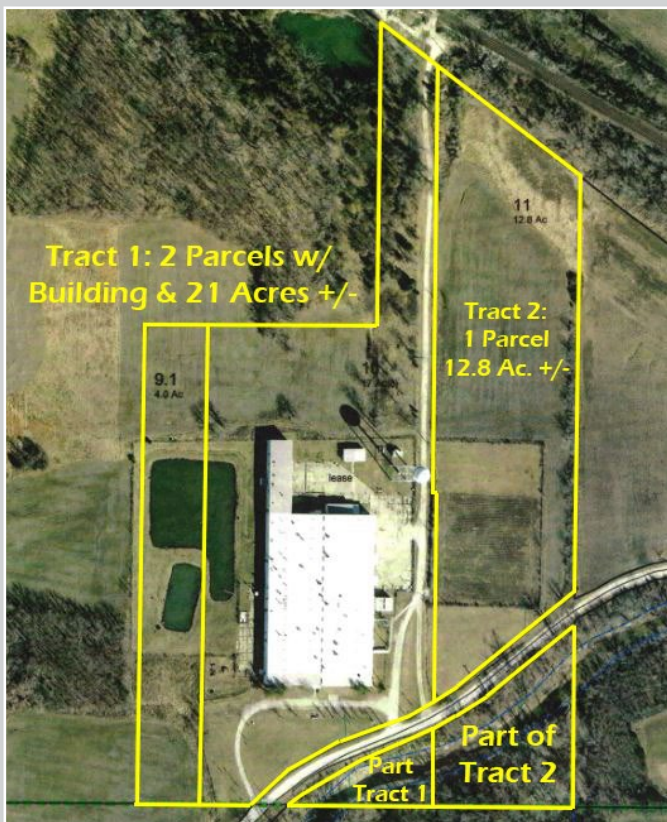


COMMERCIAL REAL ESTATE AUCTION

Wednesday, September 16, 2015 @ 12 pm
7627 ZERO ROAD, BERGER MO 63014



1 110,000+/- SF INDUSTRIAL BUILDING ON 21+/- ACRES
Second 12.8 +/- Acre Parcel Selling as Tract 2



TRACT 1:

2 Joining parcels totaling 21 +/- acres offers 110,000 SF building w/ 12,000 SF of office space & truck loading capabilities. Small amount of acreage is on opposite side of Zero Road.

TRACT 2:

1 Parcel totaling 12.8 +/- acres. Small amount of acreage is on opposite side of Zero Road.



County: Franklin | Township: 46 | Section: 34 | Total 2014 Taxes: \$11,165
Parcel Numbers: 02-8-34.0-0-000-009.100; 02-8-34.0-0-000-010.000; 02-8-34.0-0-000-011.000
Zoning: Industrial Development / Heavy Industrial | Lot Size: 33 Total Acres (in 3 Parcels)

Professional Real Estate Auctions By:



Toll Free: 1-877-566-8751
ADAM JOKISCH
MOBILE # (618) 530-8751

*It is the responsibility of the buyer, through their own due diligence to verify any / all information regarding the subject property. Including but not limited to condition of all HVAC components and all other utilities and building square footage.

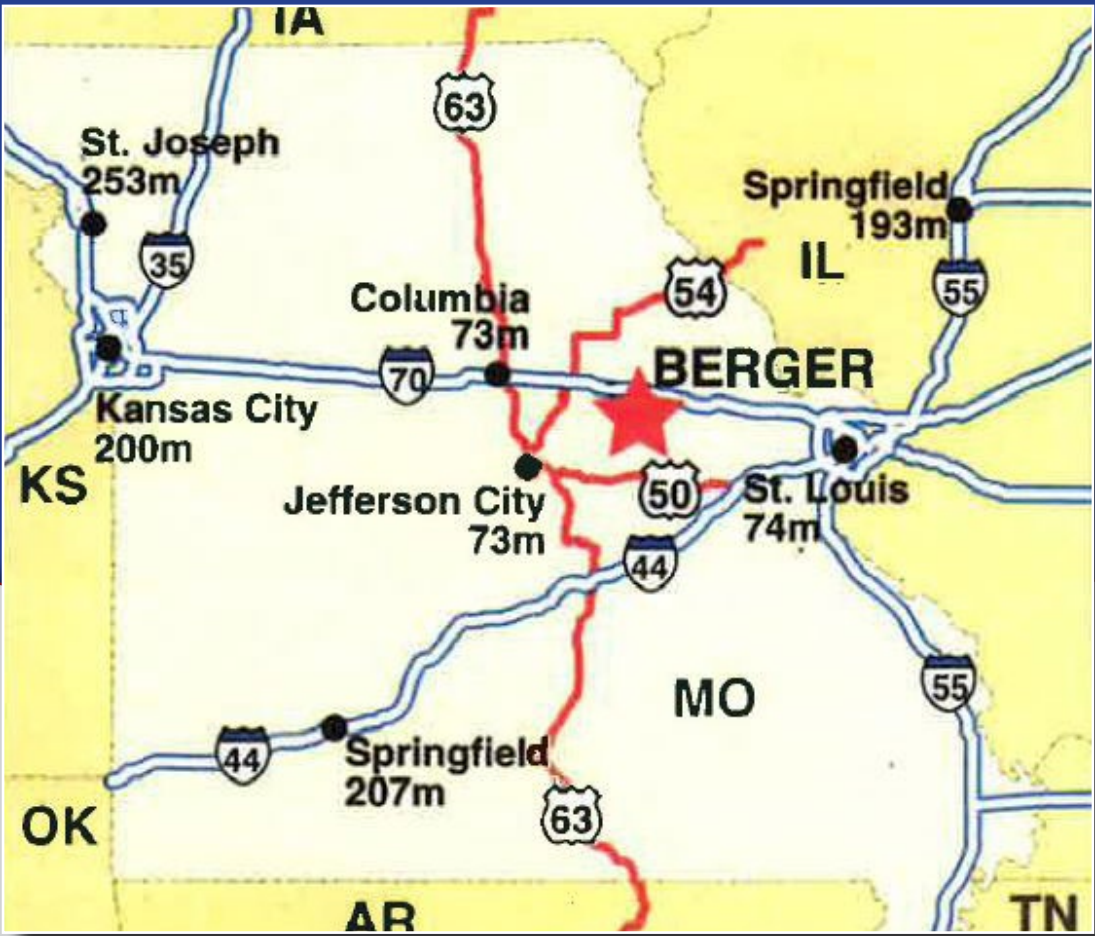
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Terms:
\$50,000 Each Tract Down
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Balance Due in 30 Days
7% Buyers Premium

Any Announcement Made Day of Sale
Takes Precedence Over Printed Material.
List subject to change without notice.
LIC # 044000169

The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/landlord and auction company make no Representation as to the environmental condition of the property and recommended that the purchaser/tenant obtain an independent investigation.



BUILDING & PROPERTY SPECIFICATIONS:

Total Sq. Ft.	110,000 SF	Heat:	Gas fired forced air units, 3 - 500,000 BTU. 6 Through the wall units
Dimensions:	408' x 240' + 168' x 48'	Sprinkler:	100% wet System - Static pressure @55 psi, residual pressure @52 psi, 1210 gpm
Tract #1		Water:	Deep well (new pump casing in 2000). 150,000 gallon water tower with maintenance records.
Total Lot Size:	21+/- Acres	Sewer:	Septic System
Tract #2		Process Water:	Lagoon: 2 - Stage aeration system
Total Lot Size:	12.8 +/- Acres	Gas:	Natural Gas
Year Built:	1969	A/C:	Office & Break Room
Construction:		Lighting:	Metal Halide
Floors:	6" Reinforced Concrete	Ventilation:	Wall and roof mounted vent units 10 air exchanges per hour
Walls:	Pre-engineered metal with vinyl backed insulation	Alarm System:	ADT
Roof:	Insulated metal standing seam; acrylic coated in 1994	Truck Loading:	
Office Facilities:	12,000 SF over two stories	East Side:	(4) Truck docks w/ 8' x 10' over head doors electrically operated with manual load levelers and dock locks.
1st Floor:	8 Private offices, 2 general work areas, 1 reception area, 2 conference areas, 1 computer room, 2 lunch rooms, 5 restrooms, & First Aid Room	West Side:	(1) Truck dock with 10' x 12' manually operated door with manual load leveler and electric dock lock
2nd Floor:	7 Private offices, 1 larger general work area, 1 conference room, and 2 storage rooms.	North Side:	(1) Drive-in door with 10' x 12' manually operated door
Ceiling Heights:	21'5" Clear under structural at the eave 30' clear under structural at the peak		(1) 12' x 10' steel roll-up drive-in door electrically operated
Column Spacing:	48' x 24'	Rail Siding:	Union Pacific - Available
Power:	Supplied by Three Rivers Cooperative Secondary service is 277/480 volt, 3 phase and the total amps available is 18,000. (3) Pad mounted transformers distributed via bus ducts	Miscellaneous:	Chain link fence surrounds property; Compressor room; Outside Chemical Storage building