

# FOR SALE OR LEASE

49,000± SQ. FT. WAREHOUSE ON 4.99± ACRES



## 85 CECELIA DRIVE WASHINGTON, MO 63090

- 21'-17' Ceiling In 36,000 Sq. Ft.
- Freezer Warehouse Of 12,000 Sq. Ft. With 15' Ceiling Height. (Use As A Freezer Or As A Standard Warehouse)
- 1,000 Sq. Ft. Front Office.
- Six (6) Loading Docks And Two (2) Drive-In Doors
- Heavy Electric
- Level Fenced Lot

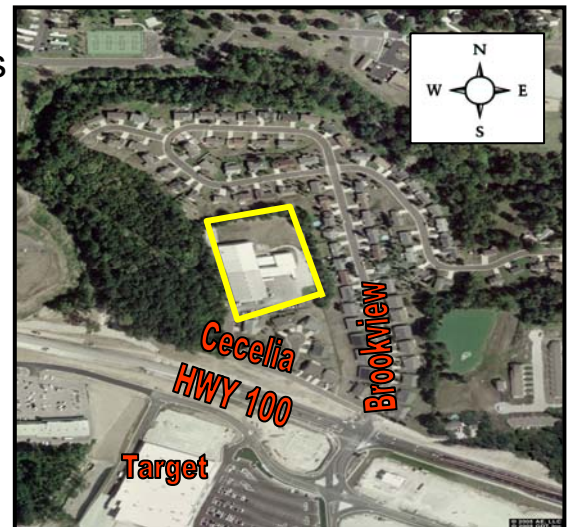
Lease Price: ~~\$3.00 Per Sq. Ft., NNN~~

Reduced Lease Price: \$2.50 Per Sq. Ft., NNN

Sale Price: ~~\$1,395,000.00~~

Reduced Sale Price: \$1,195,000.00

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