

SELLING REGARDLESS OF PRICE

ABSOLUTE AUCTION

Commercial Office / Warehouse

On 20± Acres



Centrally located; Perfect for a
National Distribution Center,
Machine Shop,
RV/Boat Storage, etc

Minutes from St. Louis



Tuesday, May 4th

CALL TO SCHEDULE YOUR TOUR

800.434.1654

www.albertburney.com



Albert Burney Inc., AUC #168

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ABSOLUTE AUCTION

Commercial Office / Warehouse

On 20± Acres

PROPERTY DESCRIPTION: This 27,282± SF Office / Warehouse on 20± acres located in Blackwell, MO has 2,592± SF of improved office space and 24,690± SF warehouse space with 3 grade level drive-in doors and 2 dock high doors. The property is located less than an hour drive from St. Louis, MO. less than 25 miles from I-55 and approximately 35 miles to I-44.

Office:

- * 2,592± SF of Improved Office Space
- * Air Conditioned
- * Hi-Tech Security System
- * Reception Area
- * Private Offices
- * Conference Room

Warehouse:

- * 24,690± SF Warehouse
- * 3 Grade Level Drive-In Doors
- * 2 Dock High Doors
- * 16" - 18" Ceiling Height
- * 85 Kilowatt Kohler Generator
- * Warehouse Loft.

Blackwell, MO to:

St. Louis, MO	60 miles
Springfield, IL	165 miles
Kansas City, MO	265 miles
Memphis, TN	275 miles
Indianapolis, IN	310 miles
Little Rock, AR	310 miles

AUCTION INFORMATION

PRE-SALE INSPECTION: Albert Burney representatives will be on site daily beginning April 29th thru auction day from 10:00 A.M. until 5:00 P.M. For more information call (800) 434-1654.

AUCTION REGISTRATION: Registration begins at 9:00 A.M. on Auction Day. Auction begins at 10:00 A.M.

TERMS: Ten percent (10%) down Auction Day with closing in 30 days. Certified funds in the amount of \$10,000 will be required to bid. The certified funds may be in the form of a Cashier's Check made payable to the bidder, or a personal or company check with a Bank Letter of Guaranty.

AUCTION FEE: A 10% auction fee will be added to the high bid price to arrive at the contract price paid by the purchaser.

BROKER PARTICIPATION: Broker participation is welcome. Call for guidelines: (800) 434-1654 or (256) 543-1654.

DIRECTIONS TO: From Saint Louis, MO take I-55 South to Exit 174B / US-67S. Drive approximately 6 miles and take MO-110 ramp toward MO-CC/Olympian Village/De Soto. Turn right onto MO-110 and drive approximately 6.3 miles. Turn left on MO-21 and drive 13.1 miles. Turn left on Peppersville Road / CR-438. The property is located on the left.



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