

Building Type:	Warehouse & Distribution
Available SF:	14,000
Number of Stories:	1
Zoning:	Industrial-Light
Site Size:	1.031 Acres
Year Built:	1966
Specialty Features:	Distribution Center, Opportunity Zone
Within City Limits:	Yes
Construction Type:	Metal or Steel
Sale Price:	\$425,000
Last Updated:	Nov 9, 2023

### Economic Development Contact

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### Realtor/Owner Contact

Mark Whitney  
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### Property and Area Description

Welcome to this incredible opportunity in Kirksville! This expansive warehouse boasts almost 14,000 square feet of versatile space (12,500 sq. ft. warehouse, 1200 sq. ft. office space), perfect for various business needs. This property features TWO loading docks into the warehouse. With an attached office space, you'll have a convenient work area right on-site. Additionally, the property features 6 10x10 storage units and 1 10x20 storage unit providing additional income potential. The current owner is open to renting back some space, offering a great opportunity for additional cash flow. Located in a prime area, this property offers convenience and accessibility for both business owners and customers. Don't miss out on this chance to own a lucrative property with multiple income streams.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

**Nearest Highway:** Highway 63 (1.4 mi.)  
**Nearest Interstate:** i-70 (91.7 mi.)  
**Nearest Airport:** Kirksville Regional Airport (7.7 mi.)  
**Nearest Commercial Airport:** Kansas City International Airport (166 mi.)  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

### Utilities

**Natural Gas:** Liberty Utilities  
**Water:** City of Kirksville  
**Sewer:** City of Kirksville