

Call Center Building
2815 N. Baltimore St. | Kirksville, MO | US | Adair County
Available SF: 14,400 | **Lease Rate:** \$12,000 | **Lease Terms:** Triple Net | **Sale Price:** \$1.3



Building Type:	Other, Office
Available SF:	14,400
Ceiling Peak:	9 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	3 Acres
Year Built:	2006
Specialty Features:	Call Center Ready
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Other
Sale Price:	\$1.3
Sale Price Note:	\$1.3 million
Lease Rate:	\$12,000
Lease Terms:	Triple Net
Last Updated:	Mar 5, 2024

Economic Development Contact

Ken Read
Heritage House Rentals
215 West Jefferson St
Kirksville, MO 63501
(660) 665-2787 | ken@kirksvillerealestate.com

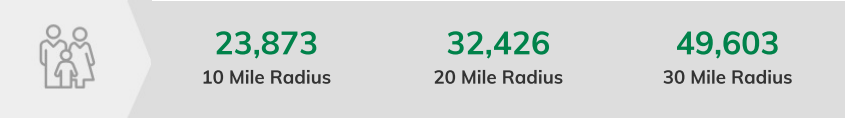
Realtor/Owner Contact

Ken Read
Heritage House Rentals LLC
660-665-2787 | ken@kirksvillerealestate.com

Property and Area Description

The property located at 2815 N. Baltimore is a 14,400 square foot building set up as a call center with 150 parking spaces. The taxes for 2015 was \$12,371.71, the yearly insurance premium is \$3,446.13 and the average maintenance for the last three years was \$17,158.88. This building is 10 plus years old and will be seeing an additional cost on the heating and A/C based on past experiences. They would look at leasing as well as purchasing. The purchase cost for this property is \$1.3 million. The current rent is \$12,000.00 per month with a triple net lease. The current Maritz equipment is negotiable and could be included in the deal making it a turn-key operation. 155 workstations plus 15 lead desks (170 seats total), 6 offices, reception, training room, transcription room, large conference room, small room, server room, in-suite rest rooms, break room and wonderful storage all in this building.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren Missouri
Water: City of Kirksville
Sewer: City of Kirksville
Telecommunications: AT&T