



AVAILABLE

100% Air-Conditioned

POPLAR BLUFF, MISSOURI

295,824 Square Feet • 33.45 Acres

TOTAL SQUARE FEET:	295,824 square feet	POWER:	Secondary service is 277/480 volt, (2) 2,000 amp services. Distribution via conduit throughout the manufacturing area.
TOTAL LOT SIZE:	33.45 acres	HEAT:	(34) HVAC roof-top units - gas fired
DIMENSIONS:	822' x 332' + 137' x 40' + offices	SPRINKLER:	100% wet system with a 10" looped system; .39 over the most remote 4,000 square feet with 1,500 gpm. Residual pressure is 69 psi. There is a 300,000 gallon storage tank with an electric primary and diesel back-up pump.
PARKING AREA:	400+ paved and marked spaces Additional gravel area for trailer parking.	WATER:	Supplied by the City 10" main 3" line
CONDITION OF BLDG:	Very good	SEWER:	Supplied by the City 8" main 6" line
DATES OF CONSTRUCTION:	1968/1972	GAS:	4" high-pressure main 6" line
CONSTRUCTION:		AIR:	Interior looped system. 3" air lines are located throughout the manufacturing area.
Floors:	6" concrete	AIR CONDITIONING:	100%
Walls:	Pre-cast exposed aggregate concrete with an internal Styrofoam insulation on the northeast and west walls. Concrete block construction on the north wall.	LIGHTING:	Fluorescent
Roof:	Multi-ply asphalt roof installed in the early 90's. There are skylights located throughout the area.	ALARM:	Provided by Security Alarm of America for burglar and fire protection.
OFFICE FACILITIES:	16,400 square feet of office space is located on the east front and is divided into numerous private offices, large general work areas with conference room, lunchroom/cafeteria and reception area.	FLOOR DRAINS:	Located throughout
CEILING HEIGHTS:	19' clear under structural in 199,864 square feet. 34'6" clear under structural in 78,824 square feet.		
COLUMN SPACING:	65' x 40'		

TRUCK DOCKS:

- West Side:** (6) Truck docks with 8' x 10' manually operated overhead doors with seals.
- North Side:** (9) Truck docks with 8' x 8' manually operated overhead doors.
(1) Truck dock with 12' x 14' manually operated overhead door.
- South Side:** (6) Truck docks with 8' x 8' manually operated overhead doors, (2) with load levelers.

RAIL SIDING: Supplied by Union Pacific

An inactive rail spur runs along the entire west side with (1) rail door. Other doors have been converted to truck docks.

ZONING: Industrial

TAXES: Available upon request

LAST USE: Upholstered furniture manufacturing

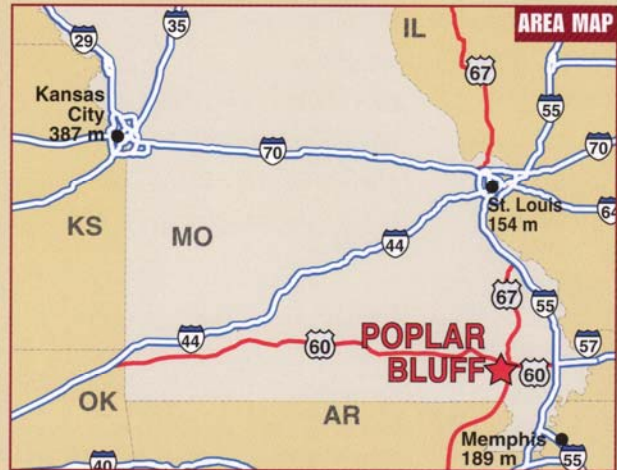


POSSESSION: Immediate

PLANS: Available upon request

MISCELLANEOUS: Environmental was done last year for GE Finance. They did drilling in three or four places on the north and south sides of the facility.

90' x 70' out-building (truck maintenance shop) features 16' clear ceiling heights at the eave, 18' clear at the peak. The west side has (5) 12' x 16' electrically operated drive-in doors and the east side has (4) 12' x 16' electrically operated drive-in doors.



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