



AVAILABLE

100% Air-Conditioned

POPLAR BLUFF, MISSOURI

295,824 Square Feet • 33.45 Acres

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| 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

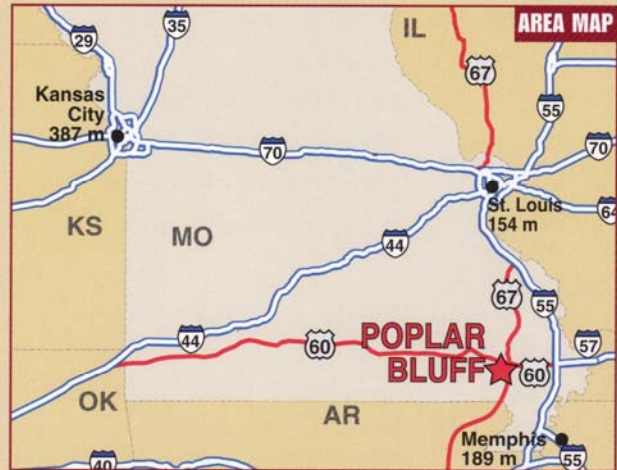


POSSESSION: Immediate

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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