



Building Type:	Industrial
Available SF:	40,000
Total SF:	40,000
Number of Stories:	2
Ceiling Peak:	15 Ft.
Ceiling Eaves:	12 Ft.
Expandable:	Unknown
Zoning:	Industrial-Light
Former Use:	Light manufacturing, warehousing.
Specialty Features:	Enterprise Zone
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Lease Rate:	\$3.75
Lease Terms:	Negotiable
Last Updated:	Jan 26, 2023

Property and Area Description

Facility is adjacent to rail lines and has been primarily used for light manufacturing. Ceiling height ranges 12-15 feet.

Population

	14,774	66,693	457,247
	10 Mile Radius	30 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Households

	5,878	26,634	183,412
	10 Mile Radius	30 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

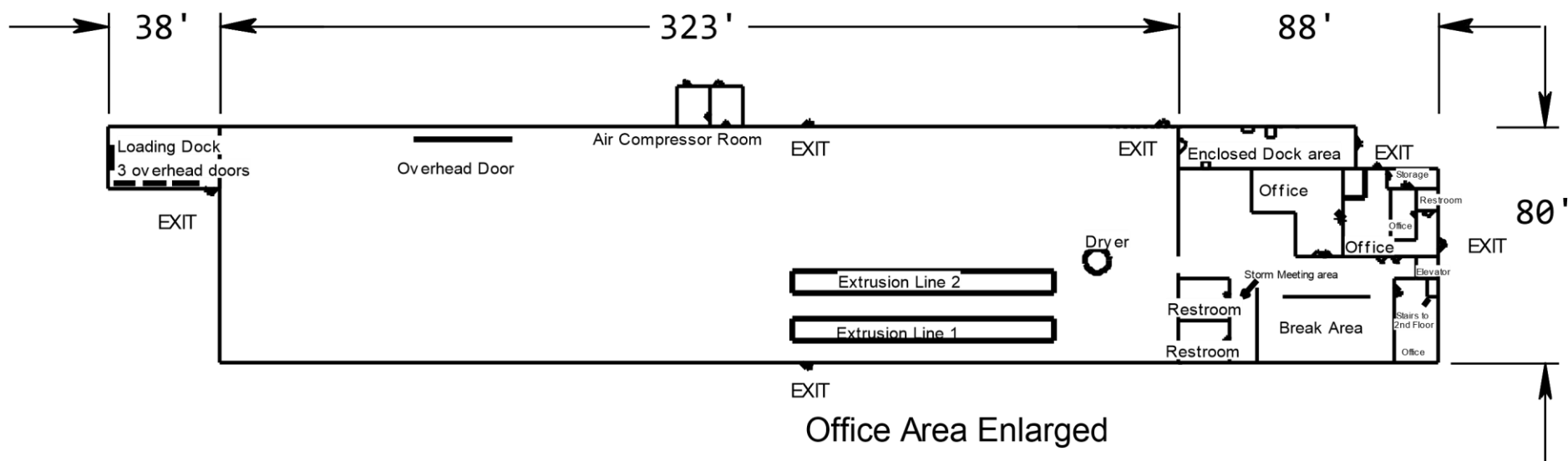
Transportation

Nearest Highway: US 54 (0 mi.)
Nearest Interstate: I-49 (1.5 Miles mi.)
Nearest Airport: KNVD - Nevada Municipal Airport (5 mi.)
Rail Served: Possible
Rail Served By: Union Pacific Railroad, Other
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: No
Short Line: Missouri & Northern Arkansas Railroad Company Inc.
Short Line Contact: Anita Horton
Short Line Contact Phone: (417) 483-4955
Short Line Contact Email: anita.horton@gwrr.com

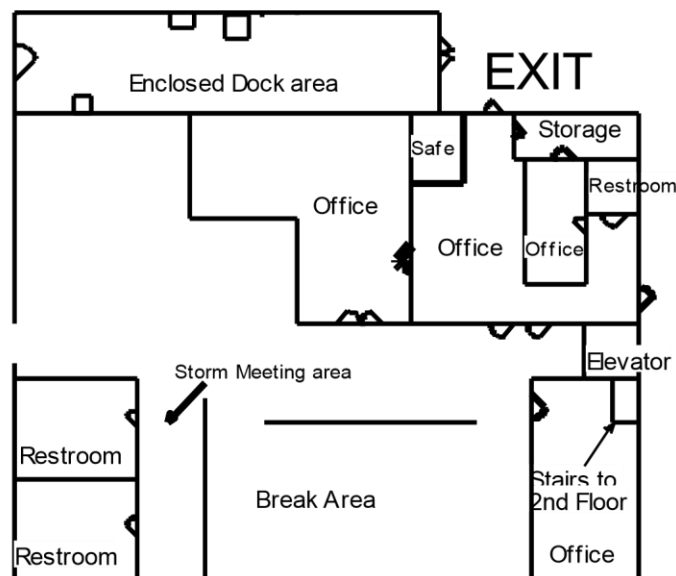
Utilities

Electric: Everygy
Natural Gas: Liberty
Water: City of Nevada
Sewer: City of Nevada

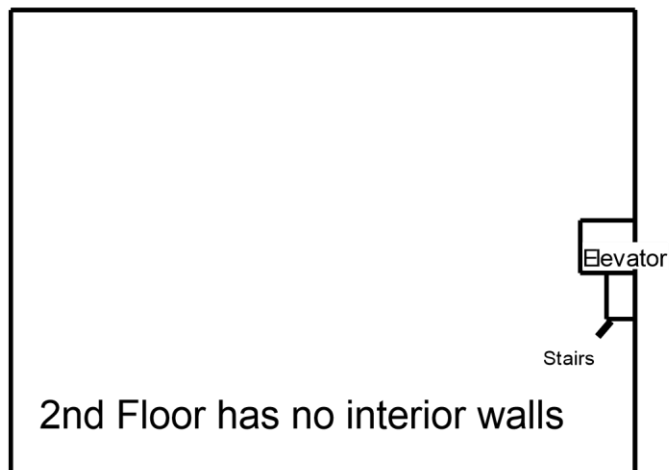
Plant and Office Area



Office Area Enlarged



2nd Floor Enlarged



Forester Industries, LLC
713 East Austin Blvd.
Nevada, Missouri 64772
(417) 448-1697

EXIT

