

For sale or lease

1699 West Main Street,
Washington, MO 63090



1699 West Main Street

97,000 SF Available

Property specifications

- Building size: 97,000 SF
- Lot size: 17 acres
- Paved and fenced outdoor storage area: 1.79 acres
- Main Electrical Services: 2,500-amps, 277/480 volt at the main distribution panel
- Ideal for manufacture or warehouse user
- Fully sprinklered

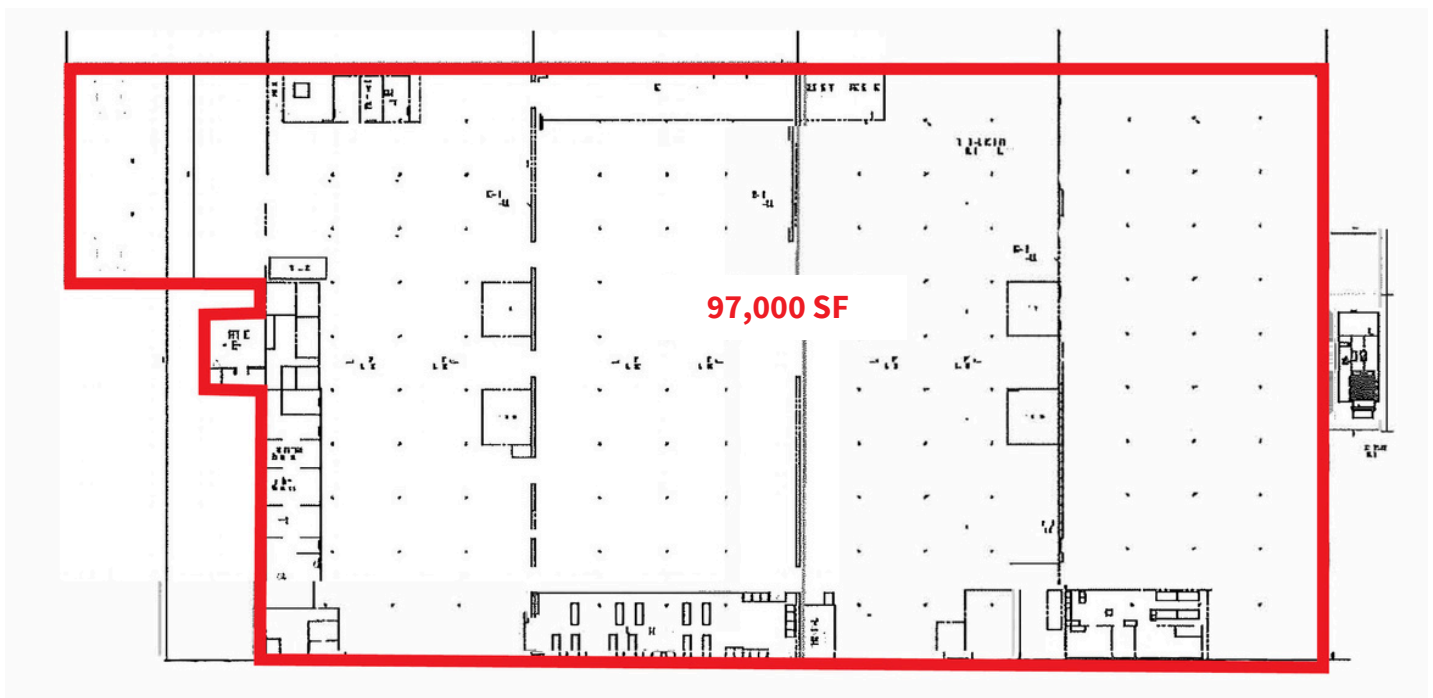
Lease rates:

- 97,000 SF (\$4.00/SF NNN)
- Suite 101: 53,000 SF (\$4.25/SF NNN)
- Suite 102 and 103: 44,000 SF (\$4.25/SF NNN)

For sale:

- Contact broker for pricing

Space plan



1699 West Main Street

97,000 SF Available



Back of building



Fenced Outdoor Storage area: 1.79 acres



Dock doors

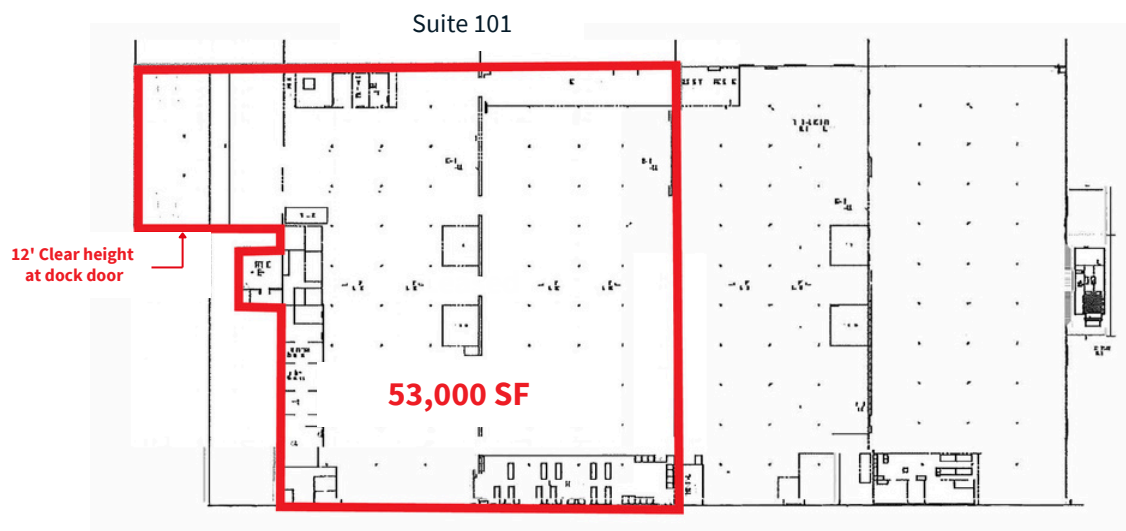
Suite 101

Available space	53,000 SF
Office area	3,684 SF
Break Area / Training Room	2,440 SF
Clear height	12' - 16'
Drive-in door	Two (2)
Dock doors	Three (3) Expandable by one (1)
Available	10/1/2025



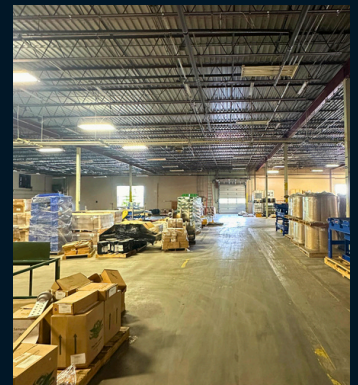
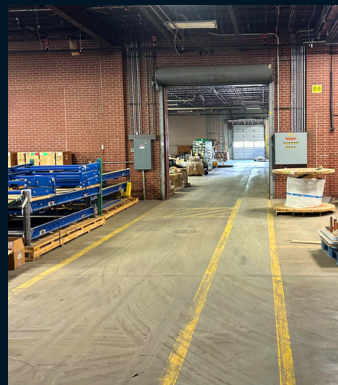
\$4.25 NNN Lease rate PSF

Space plan



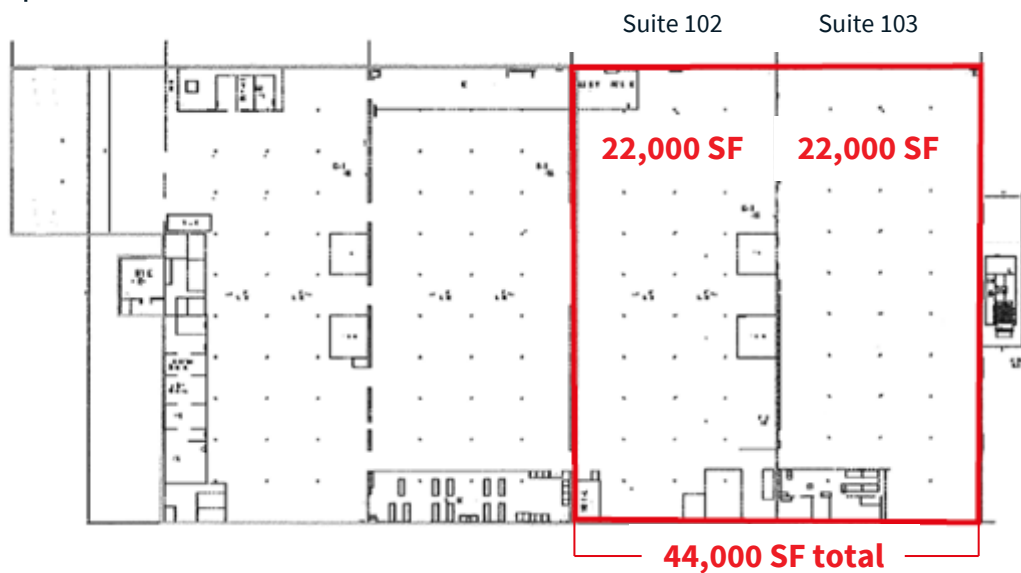
Suite 102 and Suite 103

Available space	44,000 SF
Min. divisible	22,000 SF
Office space	Build-to-suit, Approx. 1,200 SF
Clear height	16'
Dock doors	Four (4)
Drive in doors	Two (2)



\$4.25 NNN Lease rate PSF

Space plan





Demographics	1 mile	3 miles	5 miles
Estimated population	717	11,985	21,229
Number of households	291	5,077	8,663
Est. Average HH income	\$90,557	\$83,706	\$95,150
Employees	968	12,476	16,563
Unemployment rate	2.5%	3.6%	2.6%
Manufacturing industry employees	20.1%	21.1%	20.7%