



FOR SALE > 486,000± SF > FORMER ENERGIZER BUILDING

3131 E 1st Street > www.colliers.com/3131E1stStreet

MARYVILLE, MISSOURI

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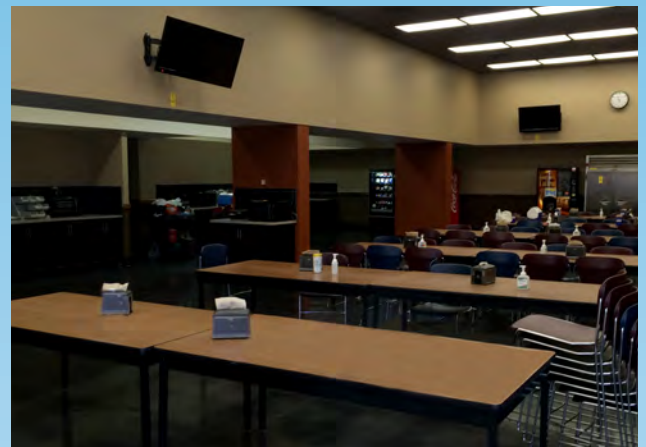
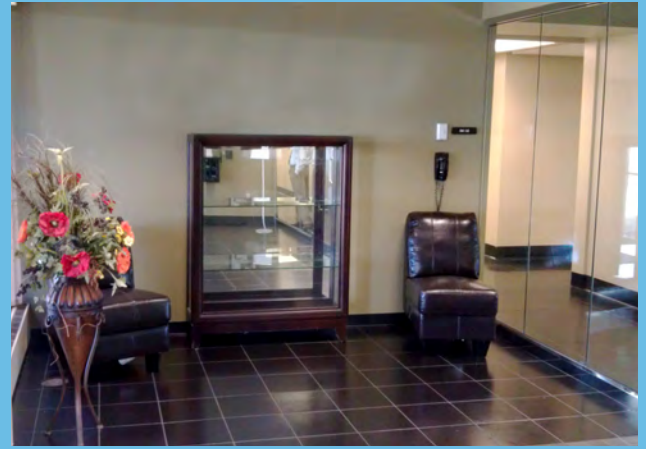
Accelerating success.





Building Features

Total Building Area:	486,000± SF
	> Production: 373,281 SF
	> Warehouse: 86,318 SF
	> Office: 19,715 SF
	> Locker Rooms: 5,789 SF
Acreage:	96 total acres
Electrical:	KCPL - 13,000 Volt stepped to 480, 3-phase - redundant loop system
Air Conditioning:	80% of facility air-conditioned
	> Two (2) 800 ton Carrier chillers
	> Two (2) 400 ton Carrier chillers
	> One (1) 500 ton Trane chiller
Air Compression:	15,000 CPM total Capacity
	> One (1) Ingersoll-Rand Centrifugal 800 HP, 3800 CFM compressor
	> Five (5) Ingersoll-Rand 350 HP 1650 CMF
	> One (1) 300 HP 1650 CFM reciprocating compressor
Wastewater Treatment:	Batch System - 6,000 gal. per batch capacity
Heat:	> Two (2) 400 HP Kewanee Boilers
	> One (1) 200 HP Cleaver-Brookes
	> One (1) 250 HP Kewanee
Ceiling Height:	Production: 19'-20' Warehouse: 20'-24'
Clear Height:	Varies
Column Spacing:	Production: 40' x 25' Warehouse: 60' x 31'6"
Loading:	12 dock doors 9' x 10' 2 drive-in doors 12' x 14'
Dock Equipment:	Fully equipped with 30,000 lb pit levelers
Fire Suppression:	Warehouse: ESFR sprinkler system Production: Wet sprinkler system
Lighting:	Energy efficient T-5s in warehouse
Floor Thickness:	6" reinforced concrete (most areas)

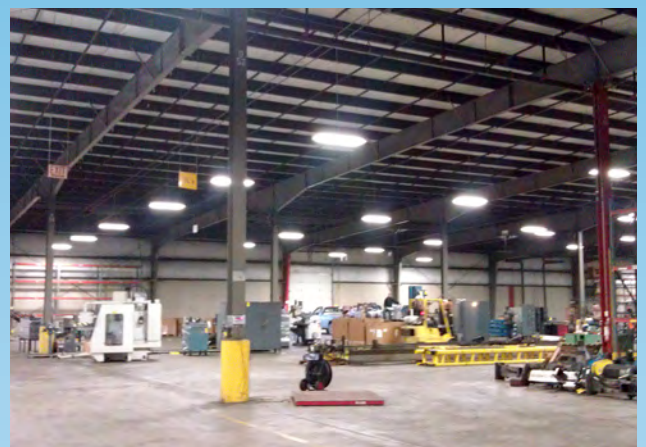
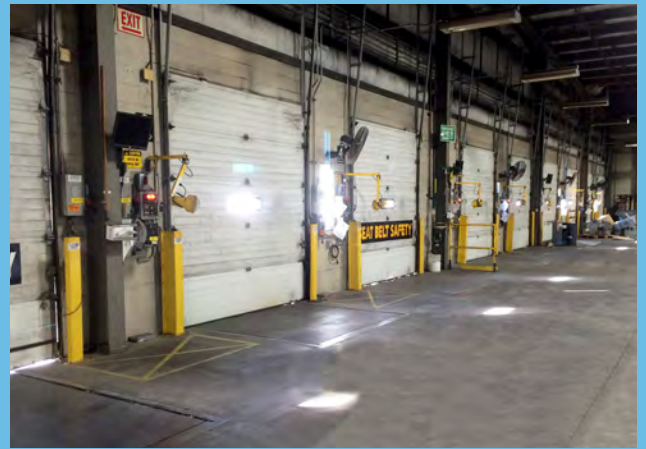


Building Features CONTINUED

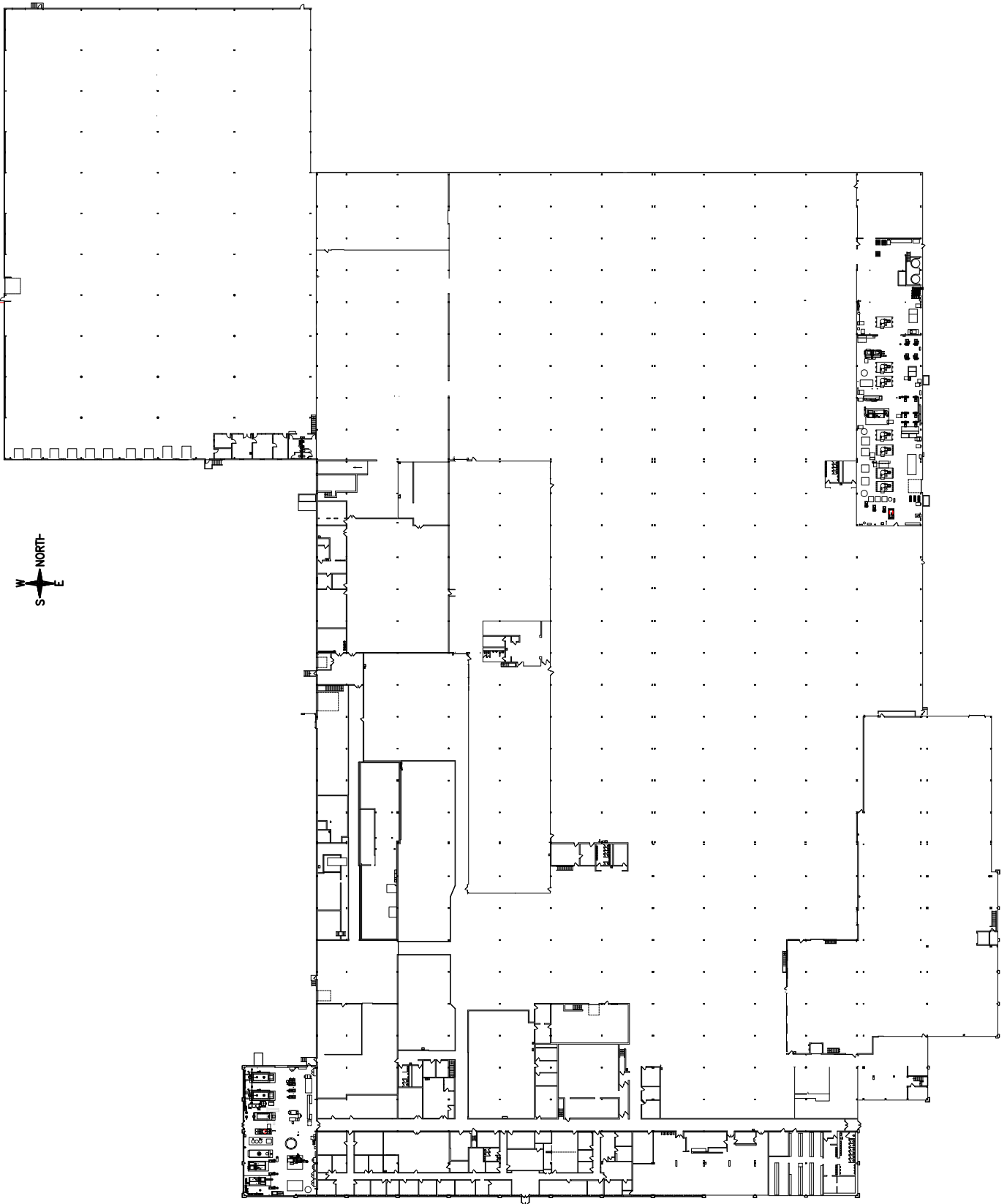
Water	City of Maryville - 6" Main at 130 psi reduced to 70 psi in plant
Gas:	Empire Gas - 6" Main at 50 psi; more capacity available
Sewer:	City of Maryville
Year Built:	Originally constructed in 1971; expanded '74 - '97
Data/Voice/Fiber	Century Link - T3 Fiber into site; Bluebird available in front of facility (similar to Google Fiber Capacity)
Current Zoning:	M-2 General Industrial
Car Parking:	1 space per 500 sq ft of facility
Outside / Trailer Storage:	Yes
Expansion Opportunities:	Yes
Nearest International Airport:	Kansas City International - 78 miles
Sale Price:	\$6,900,000 (\$14.20 PSF)
Real Estate Tax:	2013: \$203,713 (\$0.42 PSF)
Other:	<ul style="list-style-type: none">> Maryville is a non-unionized manufacturing trade area> GM Assembly Plant and Ford Assembly Plant located in Kansas City

Economic Development Incentive Contacts:

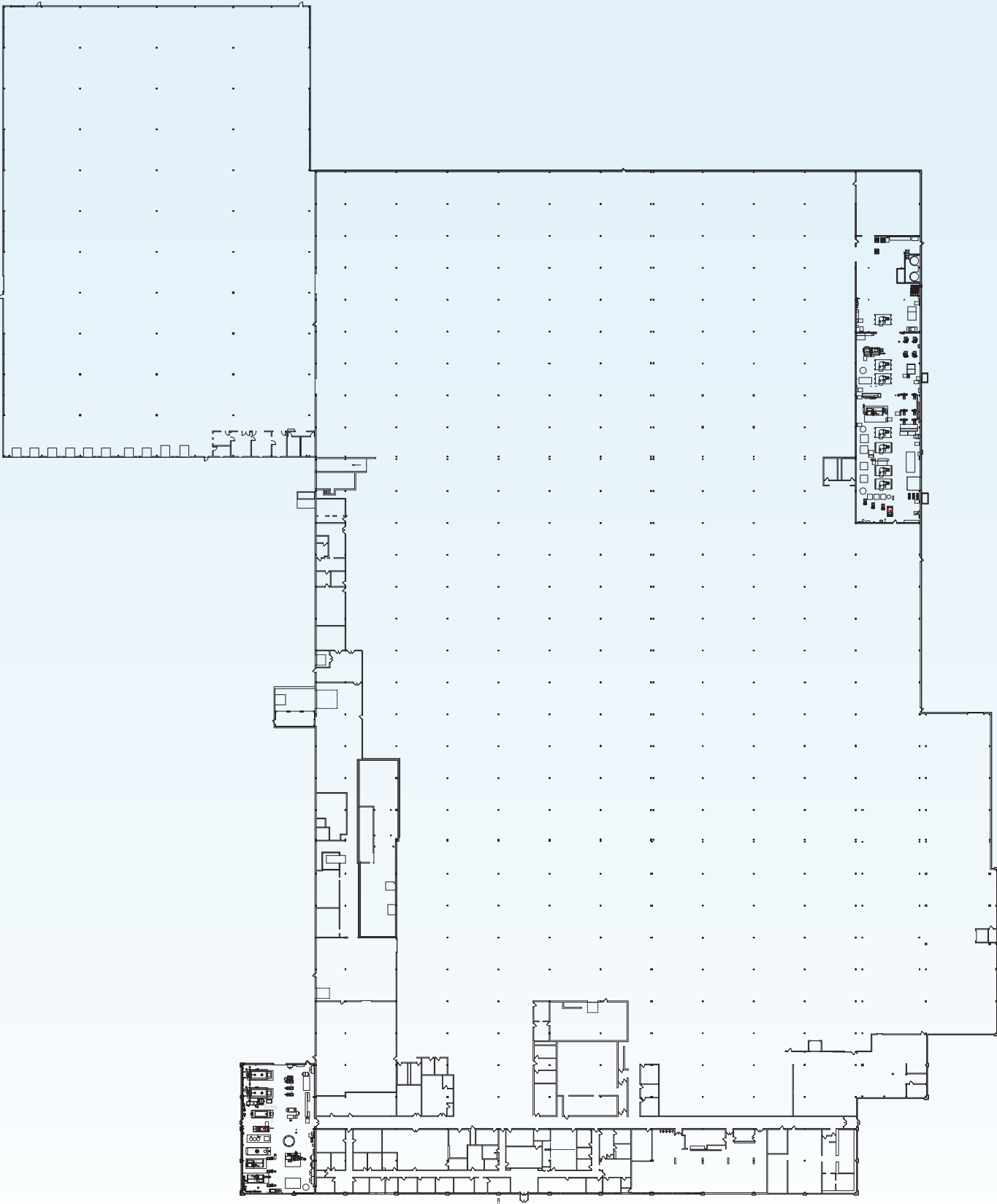
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Footprint - Existing ✓



Footprint - Showing Nonstructural Plant Walls Removed ✓





BUSINESS CLIMATE:

Corporate Income Tax:	6.25%. Missouri allows 50% of federal income tax payments to be deducted before computing taxable income, leading to an effective tax rate of 5.2%.	Local Sales Tax:	3.75%
State Sales Tax:	4.225%	Inventory Tax:	N/A
		Utility Costs Rate (State):	Industrial average in 2012: 5.85 cents/kWh (EIA); Qualified Energy Sales Tax Exemption

PREVIOUS WORKFORCE SKILLS & CERTIFICATIONS: 250 - 300 Former Employees

Total Productive Manufacturing (TPM) Training	OSHA Voluntary Protection Program (VPP)
Autonomous Care	TEAM Leadership
Lean Manufacturing	SQCD Improvement Leadership
Key Skill Areas of Autonomous Care & LEAN	

DEMOGRAPHICS / WORKFORCE:

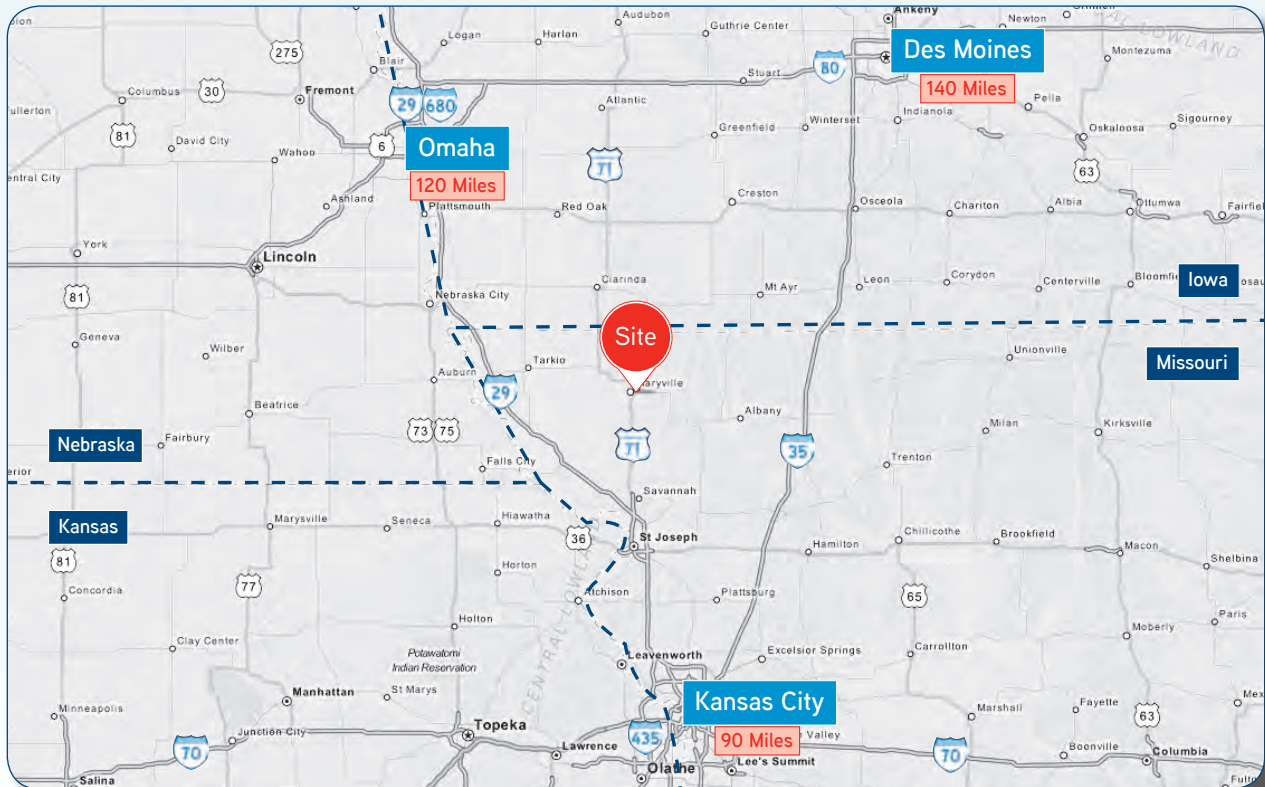
Population:	City of Maryville: 15,777 Nodaway County: 23,370	% of Manufacturing Workers Unionized:	Non-unionized manufacturing trade area
Annual per Capita Income:	\$19,317 (Nodaway County)	Right to Work State:	No
Average Annual Manufacturing Worker Wage:	\$30,333 (Nodaway County)	Training Programs Available:	Job training - Customized Training and new Jobs Training Program; Trade Adjustment Assistance Training available for qualified associated colleagues
Unemployment Rate:	4.75%	Maryville Area University:	Northwest Missouri State
Cost of Living Index:	ACCRA Composite Index 86/100	# of Technical / Community Colleges in Area:	Three (3) Technical / One (1) Community College in trade area
Labor Shed:	30 Minute Population - 48,825 40 Minute Population - 90,000+		

United States Location Map



● = 3131 E 1ST STREET, MARYVILLE, MO

Regional Location Map



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