



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



FORMER ENERGIZER BUILDING FOR LEASE

**486,000 SF Building - 37.5 Acres
3131 E 1st Street
Maryville, Missouri**

www.raysisson.net/3131e1st.pdf

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www.raysisson.net/3131e1st.pdf

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Description

- The former Energizer Building in Maryville, Missouri is now available for sale or for lease.
- The building offers 486,000 Sq. Ft. of which consists of:
 - 373,281 Sq. Ft. Production
 - 86,318 Sq. Ft. Warehouse
 - 19,715 Sq. Ft. Office
 - 5,789 Sq. Ft. Locker Rooms
- 96 total acres located at 3131 E 1st Street, Maryville, Missouri.
- Lease Area is divisible from 80,000 Sq. Ft.
- Electric: KCPL—13,000 Volt primary power stepped to 480 & 208, 3-phase - redundant loop system possible.
- Air Conditioning: 80% of facility air-conditioned: 2 - 800 ton Carrier chillers, 2 - 400 ton Carrier chillers, and 1 - 500 ton Trane chiller
- Air Compression: 15,000 CPM total Capacity - 1 Ingersoll-Rand Centrifugal 800 HP 3800 CFM compressor, 5 - Ingersoll-Rand 350 HP 1650 CMP, 1 - 300 HP 1650 CFM reciprocating compressor
- Wastewater Treatment: Batch System - 6,000 gal. per batch capacity.
- Heat: 2 - 400 HP Kewanee Boilers, 1 - 200 HP Cleaver-Brookes, and 1 - 250 HP Kewanee
- Ceiling Height:
 - Production - 19'-20' and Warehouse - 20' - 24'
- Column Spacing:
 - Production - 40' x 25' and Warehouse - 60' x 31'6"
- Loading: 12 dock doors 9'x10' and 2 drive-in doors 12'x14'
- Dock Equipment: Fully equipped with 30,000 lb pit levelers
- Fire Suppression: Warehouse - ESFR sprinkler system and Production - Wet sprinkler system
- Lighting: Energy efficient T-5a in warehouse
- Floor Thickness: 6" reinforced concrete (most areas)

Property Feature Sheet



3131 E 1st Street, Maryville, Missouri

Land: 96 Acres	Water: City of Maryville - 6" Main at 130 psi reduced to 70 psi in plant
For Lease: \$4/SF Warehouse \$5/SF Office \$2/SF production Plus taxes/insurance/CAM	Electricity: KCPL - 13,000 Volt primary power stepped to 480 & 208, 3-phase - redundant loop system possible
Data/Voice/Fiber: Century Link - T3 Fiber into site; Bluebird available in front of facility (similar to Google Fiber Capacity)	Sewer: City of Maryville
Highest/Best Use: Industrial	Gas: Empire Gas - 6" Main at 50 psi, more capacity available
Parking: 1 space per 500 sq. ft. of facility	Year Built: Originally constructed in 1971; expanded 1974 and 1997
Zoned: M-2 General Industrial	Taxes: Pending
Other: Maryville is a non-unionized manufacturing trade area. GM Assembly Plant and Ford Assembly Plant located in Kansas City.	Loopnet #: 19898673
	MLS #: 113191
	Web Site: www.raysisson.net/3131e1st.pdf

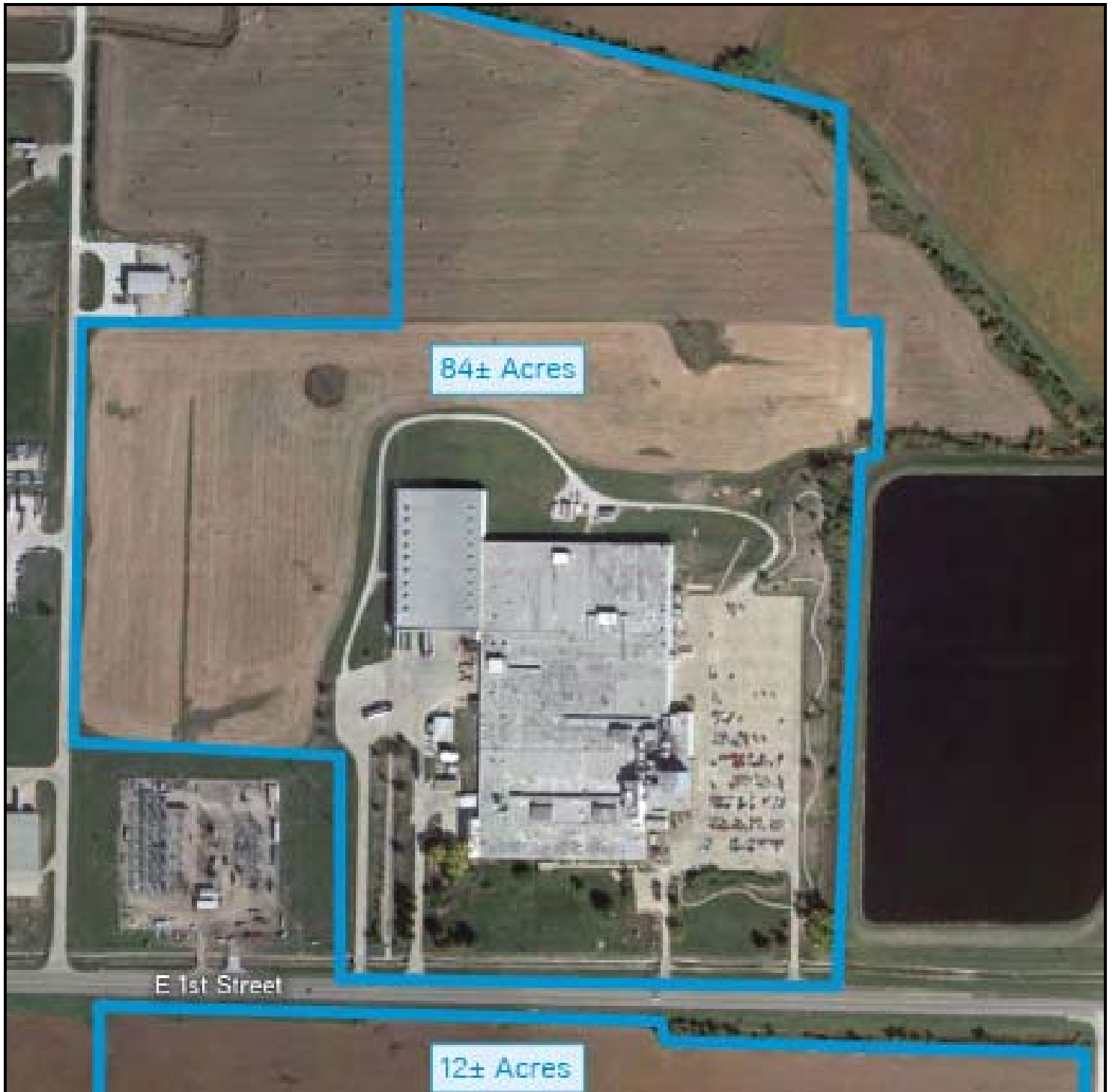
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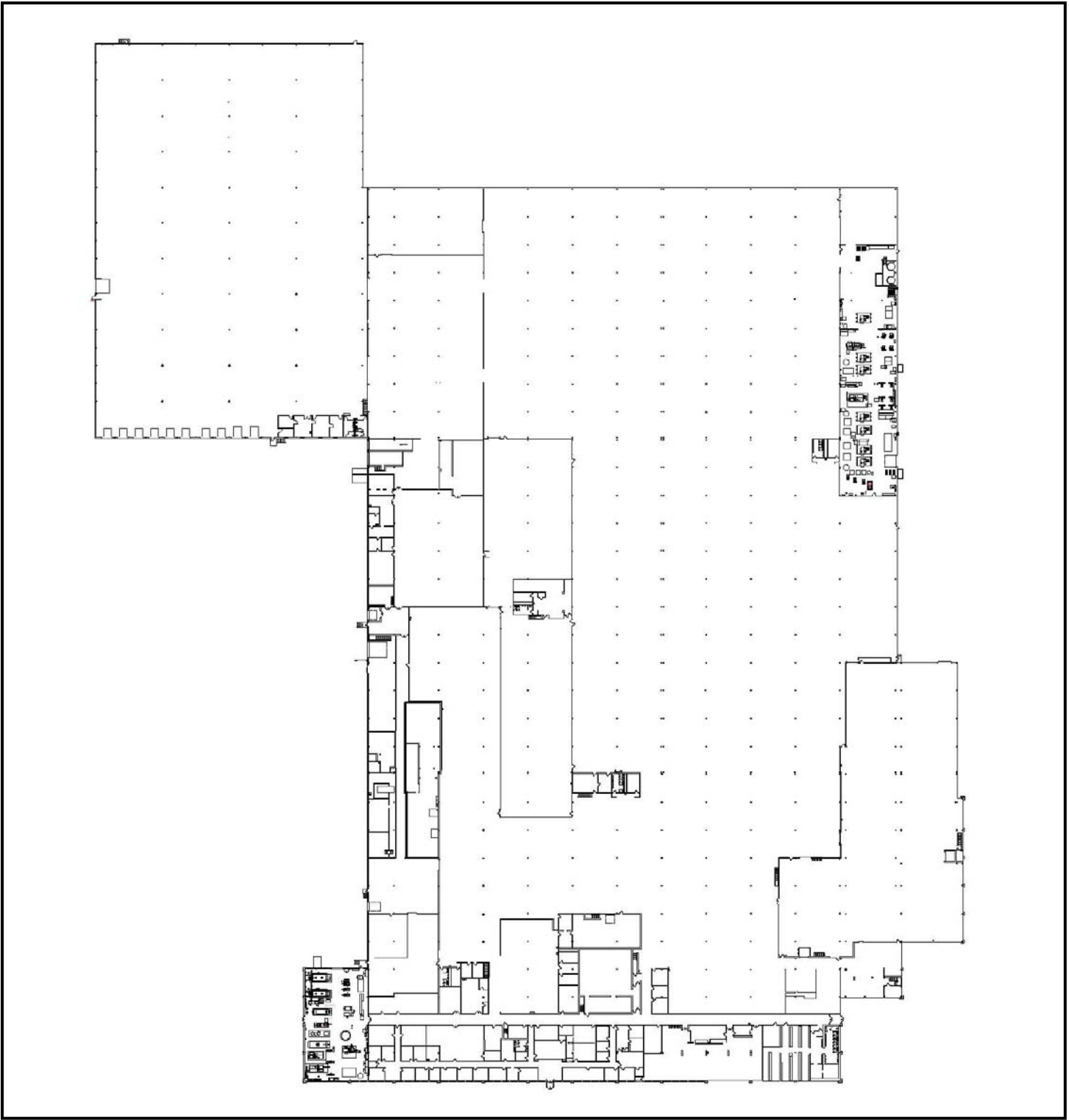


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

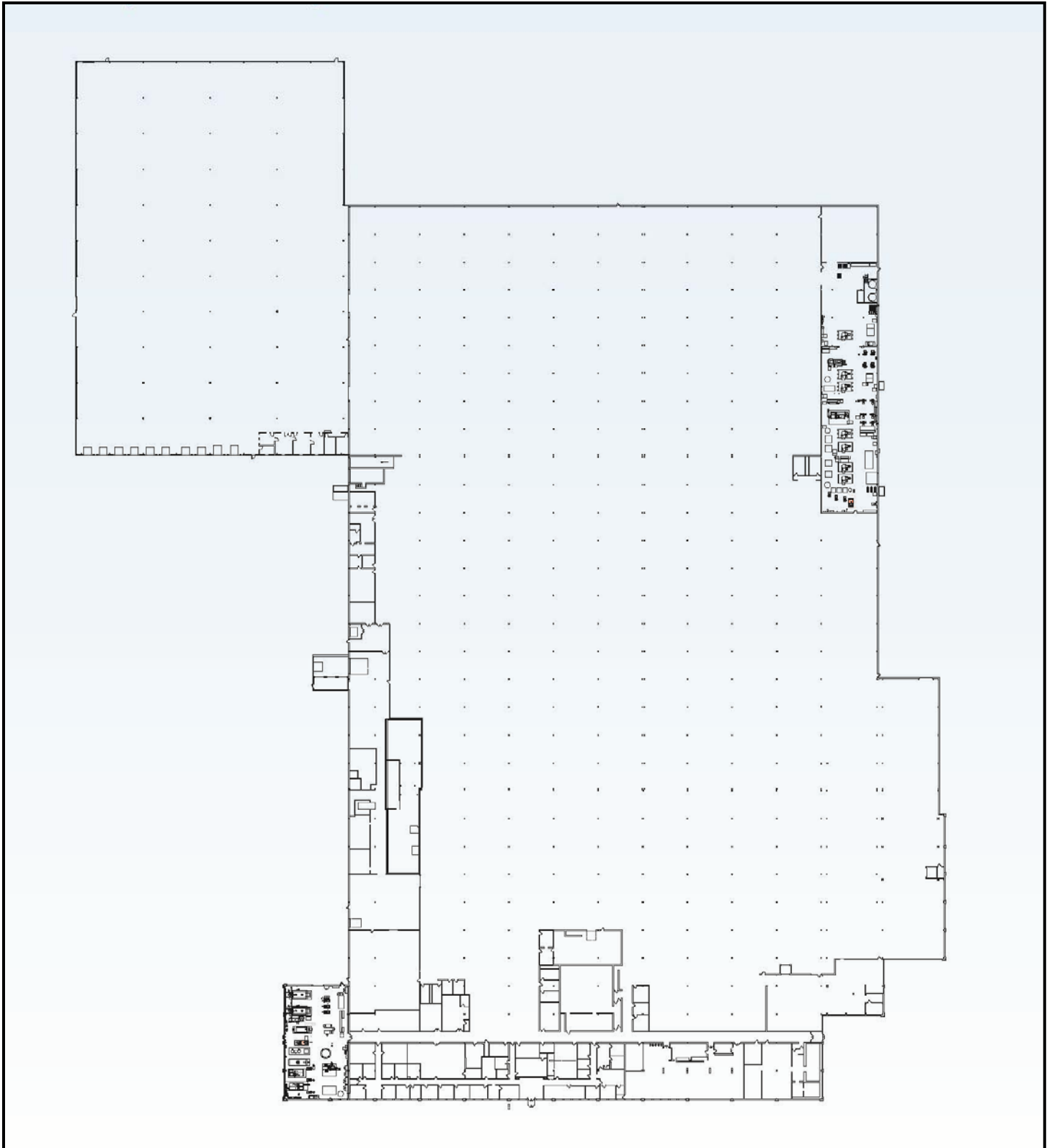
Aerial View



EXISTING FOOT PRINT



FOOT PRINT SHOWING NONSTRUCTURAL PLANT WALLS REMOVED





Executive Summary

3131 E 1st St, Maryville, Missouri, 64468
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.34509
Longitude: -94.84319

	1 mile	3 miles	5 miles
Population			
2000 Population	753	12,553	13,599
2010 Population	751	14,248	15,354
2016 Population	748	14,578	15,708
2021 Population	747	14,806	15,955
2000-2010 Annual Rate	-0.03%	1.27%	1.22%
2010-2016 Annual Rate	-0.06%	0.37%	0.37%
2016-2021 Annual Rate	-0.03%	0.31%	0.31%
2016 Male Population	48.5%	49.9%	50.3%
2016 Female Population	51.5%	50.2%	49.7%
2016 Median Age	35.4	24.4	24.8

In the identified area, the current year population is 15,708. In 2010, the Census count in the area was 15,354. The rate of change since 2010 was 0.37% annually. The five-year projection for the population in the area is 15,955 representing a change of 0.31% annually from 2016 to 2021. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	94.3%	91.6%	91.8%
2016 Black Alone	1.9%	3.7%	3.7%
2016 American Indian/Alaska Native Alone	0.7%	0.3%	0.3%
2016 Asian Alone	1.1%	2.5%	2.3%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.8%	0.5%	0.4%
2016 Two or More Races	1.3%	1.5%	1.4%
2016 Hispanic Origin (Any Race)	2.0%	1.9%	1.8%

Persons of Hispanic origin represent 1.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 18.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	340	4,495	4,860
2010 Households	353	4,936	5,353
2016 Total Households	356	5,143	5,578
2021 Total Households	358	5,273	5,720
2000-2010 Annual Rate	0.38%	0.94%	0.97%
2010-2016 Annual Rate	0.14%	0.66%	0.66%
2016-2021 Annual Rate	0.11%	0.50%	0.50%
2016 Average Household Size	1.97	2.21	2.21

The household count in this area has changed from 5,353 in 2010 to 5,578 in the current year, a change of 0.66% annually. The five-year projection of households is 5,720, a change of 0.50% annually from the current year total. Average household size is currently 2.21, compared to 2.24 in the year 2010. The number of families in the current year is 2,701 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$29,604	\$33,681	\$34,942
2021 Median Household Income	\$29,428	\$37,302	\$38,127
2016-2021 Annual Rate	-0.12%	2.06%	1.76%
Average Household Income			
2016 Average Household Income	\$42,168	\$47,164	\$48,328
2021 Average Household Income	\$44,143	\$51,304	\$52,726
2016-2021 Annual Rate	0.92%	1.70%	1.76%
Per Capita Income			
2016 Per Capita Income	\$19,666	\$18,220	\$18,637
2021 Per Capita Income	\$20,715	\$19,851	\$20,367
2016-2021 Annual Rate	1.04%	1.73%	1.79%

Households by Income

Current median household income is \$34,942 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$38,127 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$48,328 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$52,726 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$18,637 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$20,367 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	363	4,829	5,217
2000 Owner Occupied Housing Units	175	2,362	2,647
2000 Renter Occupied Housing Units	165	2,133	2,213
2000 Vacant Housing Units	23	334	357
2010 Total Housing Units	373	5,307	5,758
2010 Owner Occupied Housing Units	159	2,431	2,746
2010 Renter Occupied Housing Units	194	2,505	2,607
2010 Vacant Housing Units	20	371	405
2016 Total Housing Units	374	5,481	5,949
2016 Owner Occupied Housing Units	153	2,442	2,763
2016 Renter Occupied Housing Units	203	2,701	2,815
2016 Vacant Housing Units	18	338	371
2021 Total Housing Units	376	5,614	6,095
2021 Owner Occupied Housing Units	155	2,497	2,827
2021 Renter Occupied Housing Units	203	2,776	2,892
2021 Vacant Housing Units	18	341	375

Currently, 46.4% of the 5,949 housing units in the area are owner occupied; 47.3%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 5,758 housing units in the area - 47.7% owner occupied, 45.3% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 1.46%. Median home value in the area is \$131,026, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.18% annually to \$160,833.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

August 22, 2016