



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
HomeServices



***AVAILABLE***

**21,484 Sq. Ft. Industrial**  
**502 Sylvania**  
**St. Joseph, Missouri**

[www.raysisson.net/502sylvania.pdf](http://www.raysisson.net/502sylvania.pdf)

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# Index

[www.raysisson.net/502sylvanie.pdf](http://www.raysisson.net/502sylvanie.pdf)

<b>I) Overview</b>	<b>Page</b>
<b>a) Description</b>	<b>3</b>
<b>II) Property</b>	
<b>a) Property Feature Sheet</b>	<b>4</b>
<b>b) Photos</b>	<b>5</b>
<b>c) Site Plan</b>	<b>6</b>
	<b>7</b>
<b>III) St. Joseph, Missouri</b>	
<b>a) Drive Time Map</b>	<b>8</b>
<b>b) Demographics—PENDING</b>	<b>9-10</b>
<b>V) Miscellaneous</b>	
<b>a) Community Internet Sites</b>	<b>11</b>



## Description

- Industrial building now available at 502 Sylvania, St. Joseph, Missouri.
- Offers 21,484 Sq. Ft.
- Zoned M-2 Heavy Industrial
- Electrical: 3 Phase, 480
- 12,000 Sq. Ft. fenced outdoor lot adjacent to building
- 17,424 Sq. Ft. on the Main Floor - Showroom/Warehouse
- 3,400 Sq. Ft. Loft Apartment
- 660 Sq. Ft. basement
- Overhead Door - 14'x14'
- Dock Bay - 12'x12'
- 3 Overhead Doors - 9'x9'

# Property Feature Sheet

## Industrial Building



**502 Sylvania, St. Joseph, Missouri**

**Industrial Building:** 21,848 Sq. Ft.

**Lot:** 0.83 Acres

**Building offers:** 17,424 Sq. Ft. on the Main Floor -  
Showroom/Warehouse  
3,400 Sq. Ft. Loft Apartment  
660 Sq. Ft. basement

**Overhead/dock doors:** Overhead Door - 14'x14'  
Dock Bay - 12'x12'  
3 Overhead Doors - 9'x9'

**Location:** Take North 9th Street to Sylvania  
Street

**Zoned:** M-2 Heavy Industrial

**For Sale:** \$590,000.00

**Ceiling:** 11'-15' & 16'-20'

**Parking lot:** 12,000 Sq. Ft. fenced outdoor lot  
adjacent to building

**Water:** City Water

**Electricity:** KCP&L - 3 Phase - 480

**County:** Buchanan

**Taxes 2018:** Pending

**Other:** 3 full baths, 2 half baths  
Fire Alarm  
Security lighting  
Display window

**Loopnet #:** 9638092

**MLS #:** 116349

**Web Site:** [www.raysisson.net/1303roseport.pdf](http://www.raysisson.net/1303roseport.pdf)

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# PHOTOS





# SITE PLAN



# Drive Time Map



**Drive Times to St. Joseph, Missouri are all approximate.**

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# COMMUNITY INTERNET SITES

St. Joseph Metro Chamber

[www.saintjoseph.com](http://www.saintjoseph.com)

City of St. Joseph

[www.ci.st-joseph.mo.us](http://www.ci.st-joseph.mo.us)

St. Joseph Convention and Visitors Bureau

[www.stjomo.com](http://www.stjomo.com)

Demographic Web Site:

[www.nwmoinfo.org](http://www.nwmoinfo.org)

Buchanan County

[www.co.buchanan.mo.us](http://www.co.buchanan.mo.us)

St. Joseph News Press

[www.newspressnow.com](http://www.newspressnow.com)

St. Joseph School District

[www.sjsd.k12.mo.us](http://www.sjsd.k12.mo.us)

Missouri Western State University

[www.missouriwestern.edu](http://www.missouriwestern.edu)

Albrecht-Kemper

[www.albrecht-kemper.org](http://www.albrecht-kemper.org)

Allied Arts Council

[www.stjoearts.org](http://www.stjoearts.org)

St. Joseph Museum

[www.stjosephmuseum.org](http://www.stjosephmuseum.org)

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

[www.ponyexpressjessejames.com](http://www.ponyexpressjessejames.com)



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