



For SALE



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Presents

**318 E. Union Street
Pacific, MO 63069
Construction Yard & Office**



Front of 318 E. Union Street



Back Construction Yard



Covered Parking Area

Shop Area



*This Property is in 100 Yr. Flood Plain

Site

Characteristics

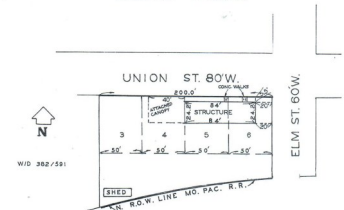
- **1,515 Sq. Ft. Main Building**
- **+/- 400 Sq. Ft. Shop Area**
- **M1 Light Industrial**
- **Large Parking Lot**
- **Fenced In Parking**
- **Storage Building**
- **Divisible Office Area**
- **Covered Parking**
- **Railroad Access**
- **Separate Bldg. Access's**
- **Natural Gas**

SURVEYORS REAL PROPERTY REPORT
THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

LOTS 3, 4, 5, & 6 BLOCK 28, BLUMENTHAL'S

ADDITION TO THE CITY OF PACIFIC, MO.

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The accompanying diagram is a representation of the conditions that were found at the time of inspection. It does not constitute a boundary survey and is subject to any future survey. A subsequent boundary survey may be required. It is the responsibility of the owner to establish any lines, structures or other improvements. The lines or structures shown are based on a visual inspection and have not been verified. The surveyor is not assuming a warranty in the present or future owners or occupants.

The inspection was conducted under an immediate personal supervision on May 21, 2007, for the following street: Lots 3, 4, 5, & 6 to Block 28 of Blumenthal's Addition to the City of Pacific, Missouri.

Also, a parcel of land in the City of Pacific, lying between Lots 3, 4, 5, & 6, of Blumenthal's Addition to the City of Pacific, and the Railroad Right of Way.

The structures on this tract is located within its lines as per Flood Insurance Rate Map for the City of Pacific, Missouri Community Development Department, dated February 19, 1982, as determined by zoning. All dimensions to structures are +/-.



FRANKLIN COUNTY SURVEYING COMPANY, INC.
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Information contained herein has been obtained from the owner of the property or from other reliable sources and is subject to change without notice. The Broker and Owner do not guarantee the accuracy of this information. Owners and Brokers make no representation as to the environmental or other physical conditions of the property and recommend that the Purchaser/Tenant investigate the property to their satisfaction.

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www.stongemangement.com