

## OFFERING MEMORANDUM

# LAKEWAY PUBLISHING DISTRIBUTION CENTER

3650 W. Industrial Drive, Louisiana, MO 63353



**37,523 SF | 12 ACRES | 4 DOCKS | 3 GRADE LEVEL DOORS | BUILT IN 2017**

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## OFFERING MEMORANDUM

# 3650 W. INDUSTRIAL DRIVE

Louisiana, MO

### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Buyer agrees that Seller's identity, the proposed purchase, the purchase price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Buyer agrees that it shall, and that it shall cause Buyer's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Buyer agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Buyer's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.







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# EXECUTIVE SUMMARY

## 3650 W. INDUSTRIAL DRIVE

Louisiana, Missouri

3650 W Industrial Drive, Louisiana, Missouri is a 37,523 SF state-of-the-art Industrial/Flex facility newly constructed in 2017. As such, it is the newest and nicest available facility in Pike County. The warehouse is equipped with 4 standard-height loading docks with built-in dock levelers, along with 3 grade level drive-in doors; one of which provides drive-in tractor trailer access.

The building sits on 12 acres and can readily be expanded upon. Rail access is available just a couple hundred feet away from the loading docks. The warehouse features a LED sensed lighting system, along with 5 individual ceiling heating systems. The building has excellent power capacity and space for 100+ employees.

Louisiana, Missouri is centrally located in the United States, and this facility is well positioned for optimizing logistics for any business.







# ABOUT LAKEWAY

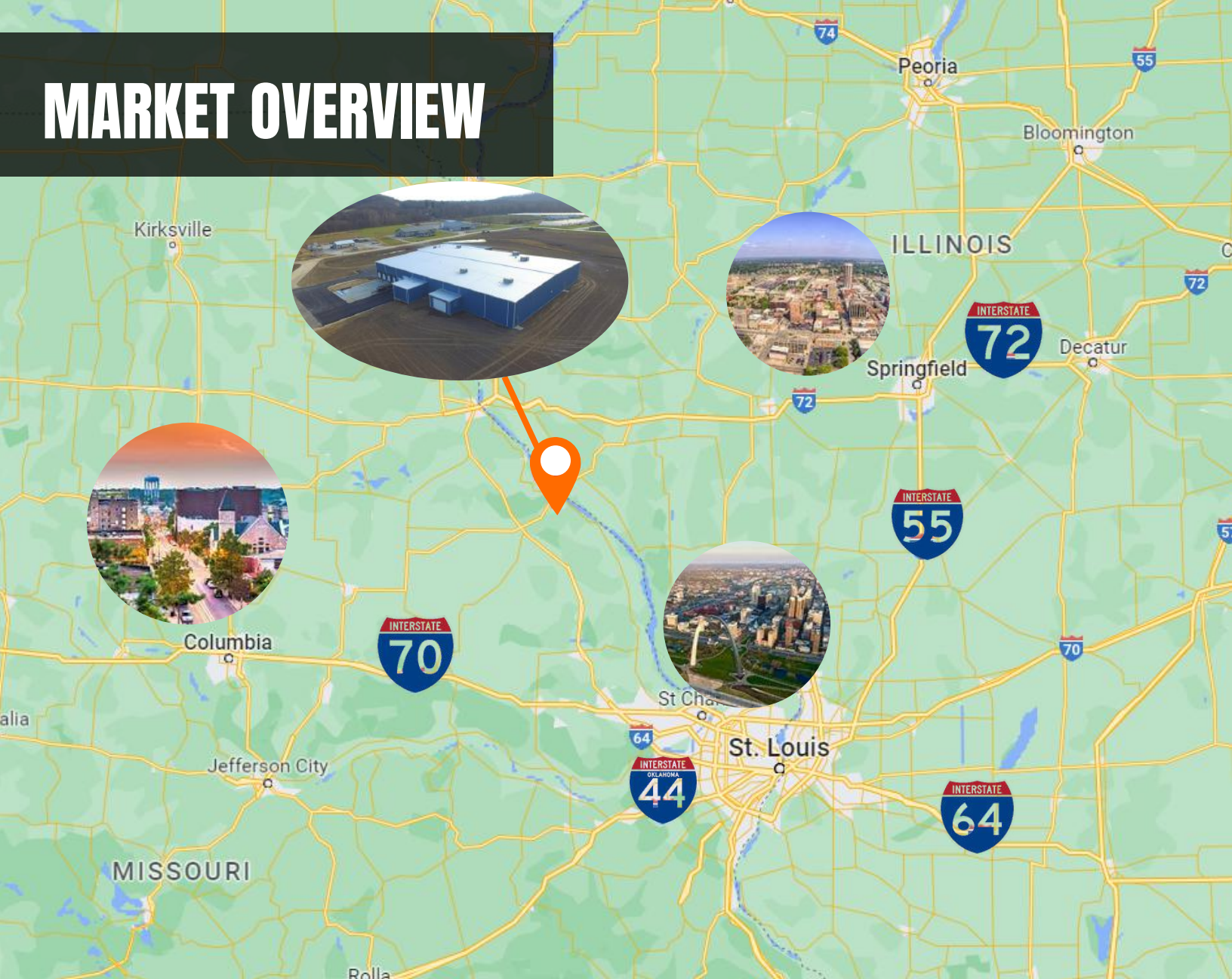
Lakeway Publishers, Inc. is a multi-state publisher of newspapers, magazines and special publications. Lakeway owns and operates community newspapers and magazines in Tennessee, Missouri, Virginia. Lakeway Publishers, Inc. was incorporated in 1966 and is based in Morristown, Tennessee. A leader in community Newspaper publishing, commercial printing, and digital media the company experienced steady growth since its inception.

Our community-focused papers deliver targeted news, lifestyle, local sports, and entertainment information to our diverse regions. With our special publications we aim to reach people of all ages, and all walks of life. All of our publications are available across multiple platforms whether it be desktop computers, mobile devices or tablets.

Lakeway was founded on the principle that community newspapers were not just in a community, but they must be part of the community. They serve in their mission of building up its economic base, and other institutions in the community that create a quality of life for all its citizens. That principle is emphasized and practiced in each paper owned by Lakeway. Credible journalism and being informed is a fundamental part of our way of life in America. The founding fathers of our nation understood this and realized what a key role Newspapers play in free enterprise, and a free society.



# MARKET OVERVIEW



## Louisiana, Missouri

Louisiana is a city in Pike County, Missouri, United States. Louisiana is located in northeast Missouri, on the Mississippi River, south of Hannibal. The city is located at the junction of State Route 79 and US 54. Nearby interstates are I-70 and I-72. The former follows the Mississippi River for most of its length from Hannibal to St. Charles County. The latter enters Louisiana from Illinois via the Champ Clark Bridge, named for a former US Speaker of the House from nearby Bowling Green. Louisiana hopes to be part of the "green energy" revolution as a former ammonia plant has been converted for the study and production of synthetic fuels.



## POPULATION

City: Louisiana

**3,248**

State: Missouri 6,177,957

## MEDIAN AGE

City: Louisiana

**37 Years**

State: Missouri 38.7 Years

## MEDIAN HOUSEHOLD INCOME

City: Louisiana

**\$45,948**

State: Missouri \$61,043



Average  
Household Size

## ECONOMIC INDICATORS

**14.6 %** Louisiana  
Unemployment Rate

**3.7 %** U.S.  
Unemployment Rate

Population 25+  
by Educational  
Attainment

Highest level of education among  
people aged 25 yrs. and older as %  
more or less than Missouri at large.

High School or Equivalent

21.5%

Some College

13.2%

Associates Degree

6.29%

Bachelors Degree

13.9%

Graduate Degree

5.98%

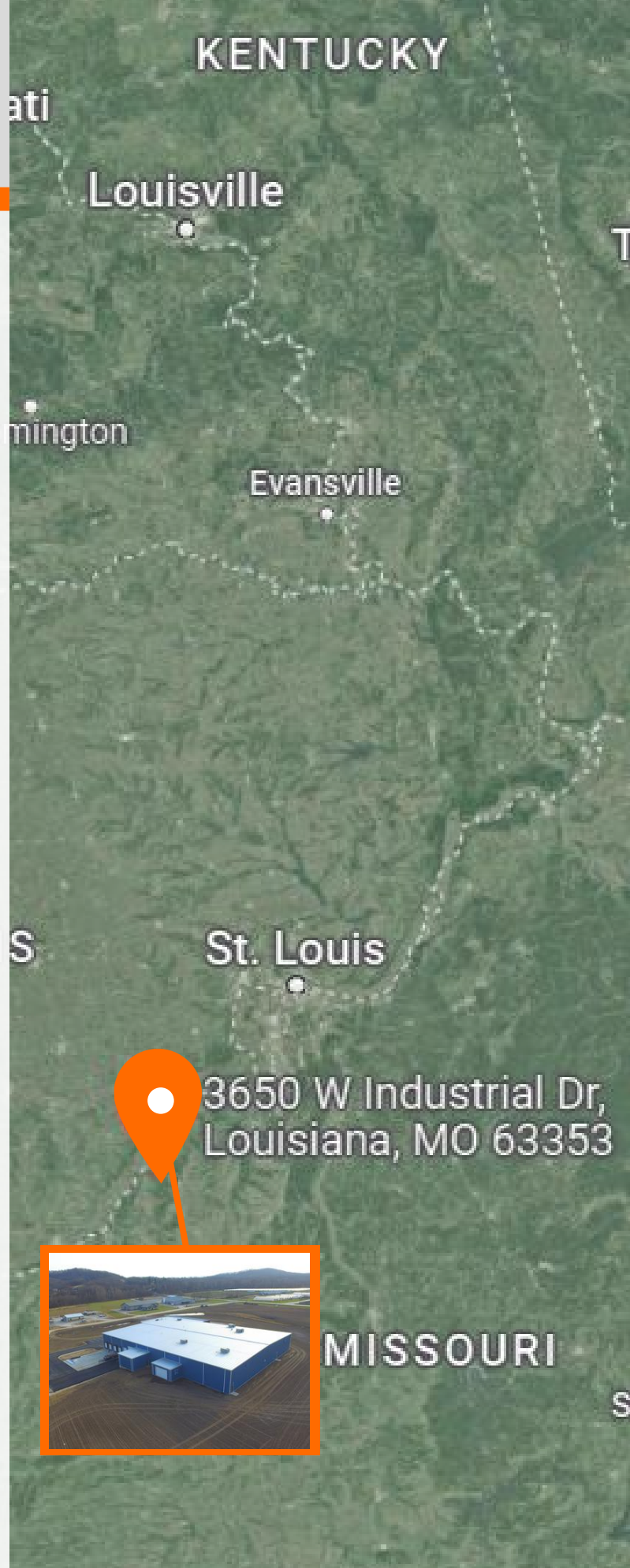
# LOCATION OVERVIEW

## HIGHWAY ACCESS

Centrally located with easy access to I-54, I-70, I-72 and I-79, making it an excellent location for businesses and employees

## PROXIMITY

- 79 miles to St. Louis Lambert International Airport
- 39 miles to Hannibal, MO (Mark Twain's hometown!)
- 72 miles to St. Louis, MO
- 94 miles to Columbia, MO
- 93 miles to Springfield, IL
- 160 miles to Bloomington, IL
- 165 miles to Peoria, IL
- 293 miles to Chicago, IL





# SITE OVERVIEW

## SITE

Property Type:	Industrial
Building Class:	Class B
Parcel ID:	07-07-25-000-000-006.050
Year Built:	2017
Acreage:	12 Acres
SF:	37,523
Warehouse SF:	29,023
Office SF:	8,500
Floors:	1
Docks:	4
Drive-in Doors:	3
Parking:	40 Surface
Office Ceiling Height:	14'
Warehouse Ceiling Height:	22'
Water:	City Water
Electric:	High Capacity
Sprinkler System:	Wet
Site Power:	500 KVA 3 Phase 2000 AMP 277/480 Volts







# OPERATING EXPENSES

## TAXES

County Taxes:	\$32,853.62
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City Taxes:	\$4,374.35
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## UTILITIES

Electricity:	\$4,500/month
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Water/Sewer:	\$75/month
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## CAM (COMMON AREA MAINTENANCE)

Trash Removal:	\$300
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Property Insurance:	\$12,204
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HVAC Maintenance:	\$1,084
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# 37,523 SF • 12 ACRES • BUILT IN 2017





# 4 DOCKS • 3 GRADE LEVEL DOORS

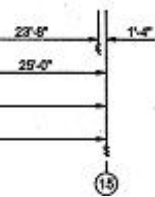
Approx. 100' to Rail Access











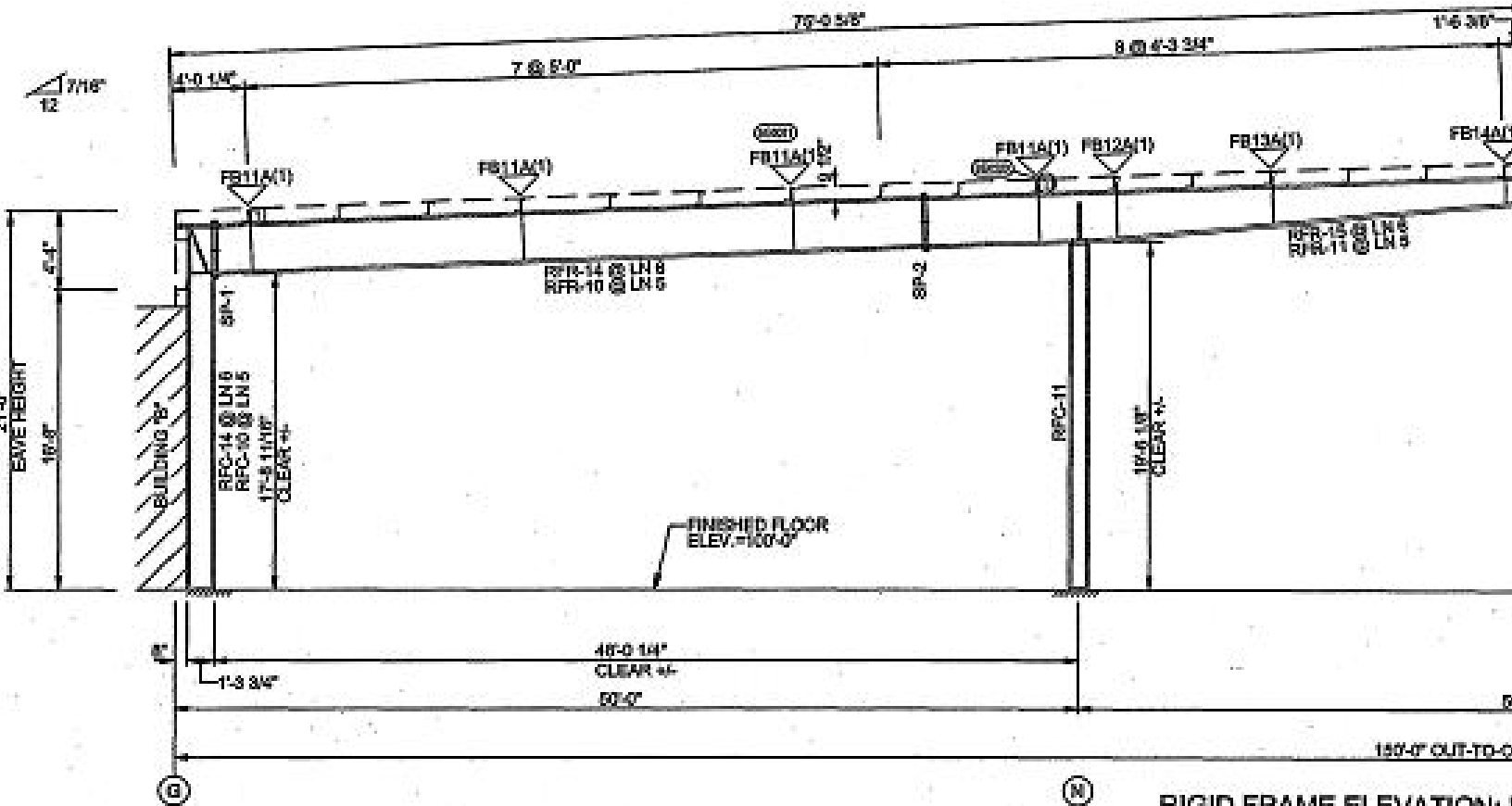
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FORRESTER J. BURGESS  
MOORE'S INC. P.O. BOX 20000  
ST. LOUIS, MO 63188

CONSTRUCTION EXTENDED ONLY FOR THE LONG-SPECIFIED-ON KNIFE PURCHASE OFFER, AS APPLIED TO THE STRUCTURAL COMPONENTS OF THE BUILDING DESIGNED AND SUPPLIED BY KIRBY BUILDING SYSTEMS, IF EXTENDED-AS-INDICATED. NOTE: MANY KNIFE TYPES ARE NOT APPLICABLE TO THE EXTENSION OF WORK FOR THE CONSTRUCTION PROJECT.

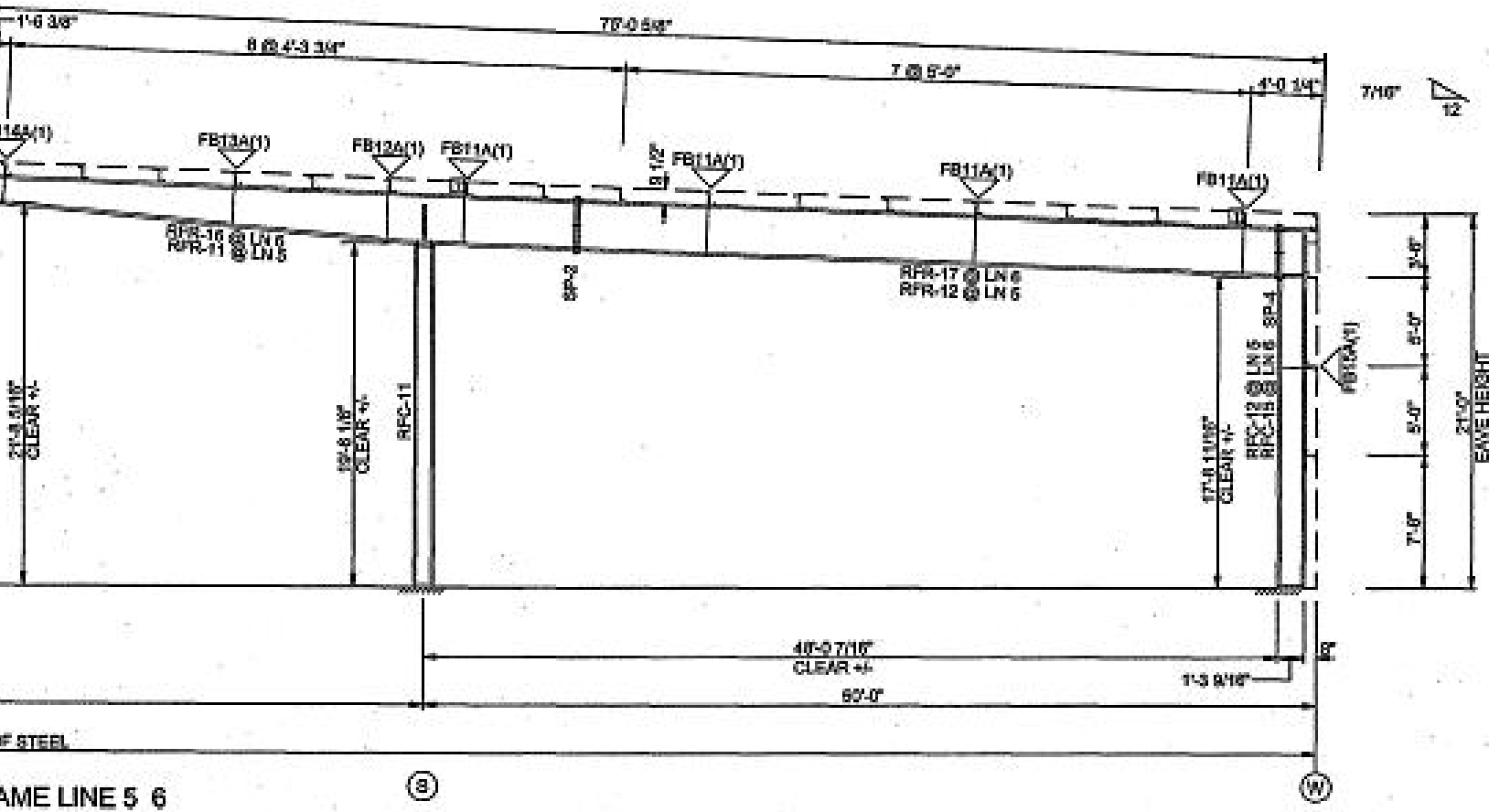
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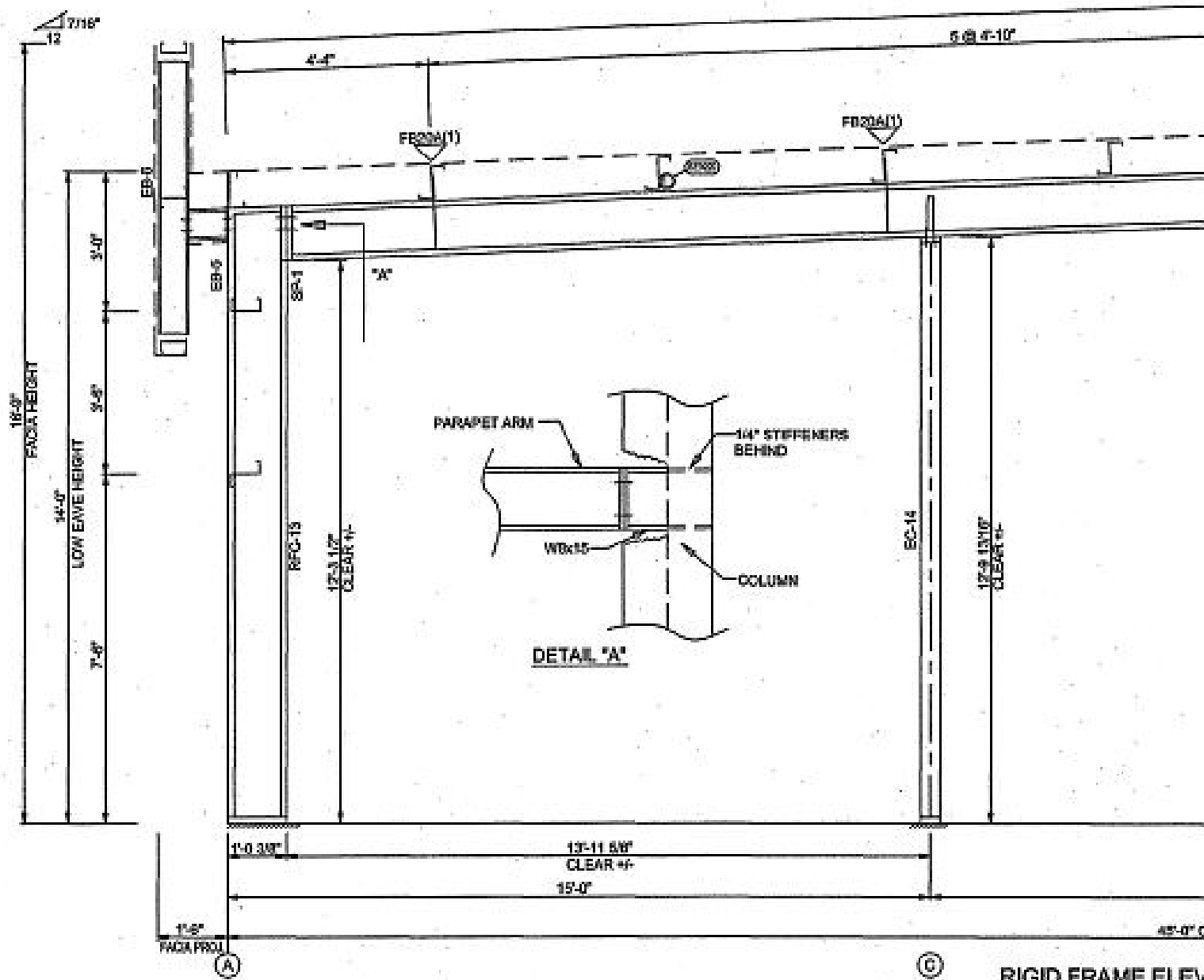


RIGID FRAME ELEVATION: 1

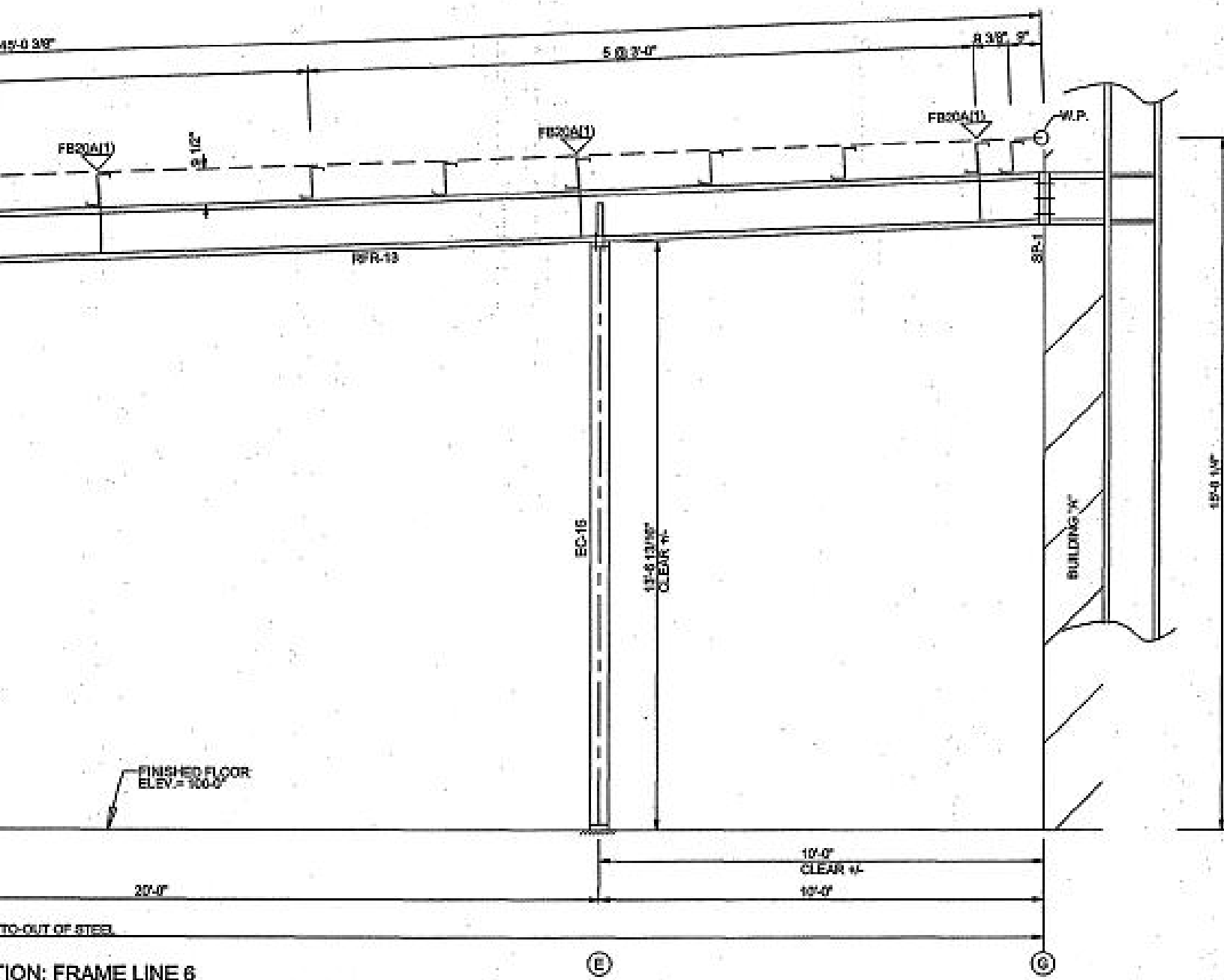




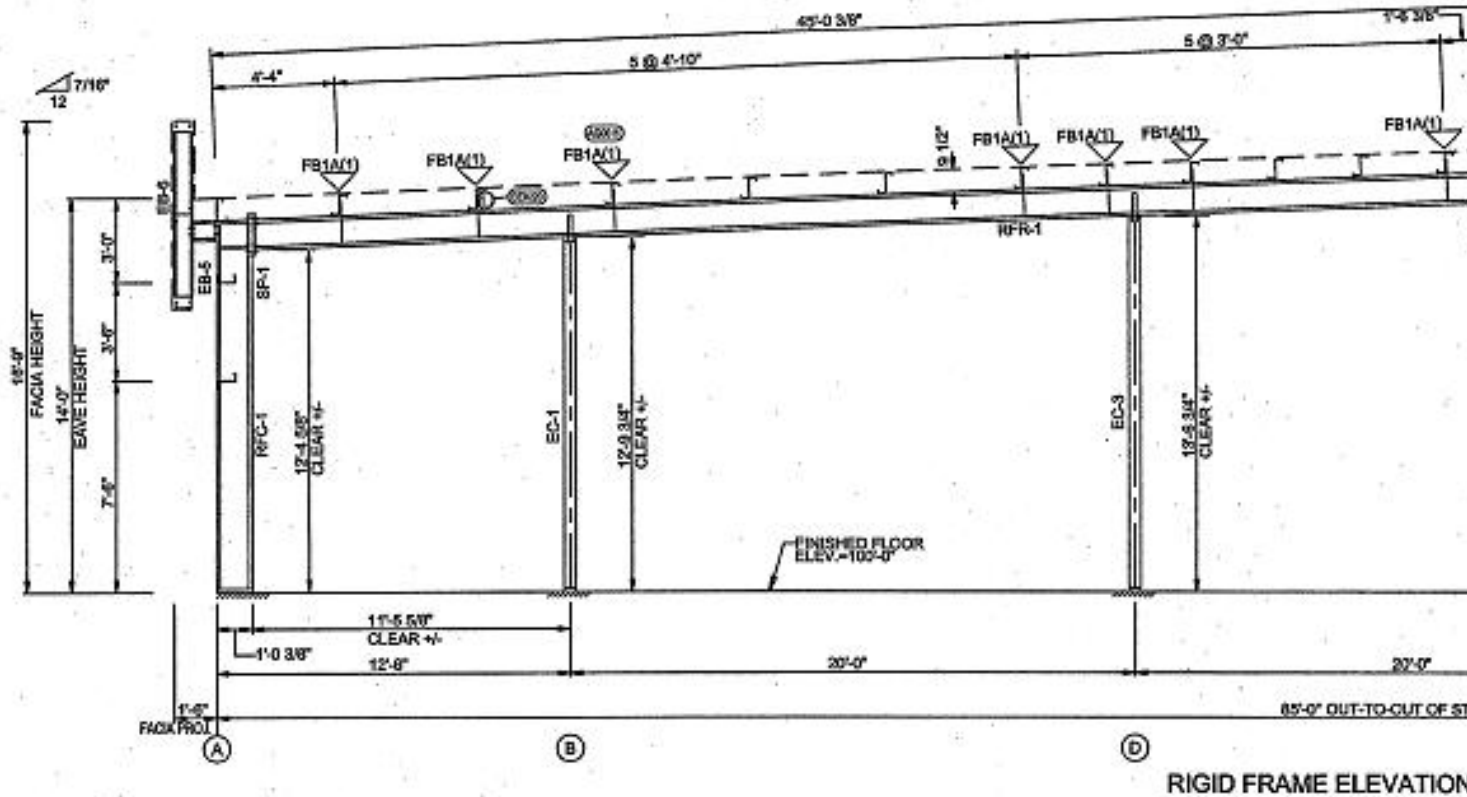






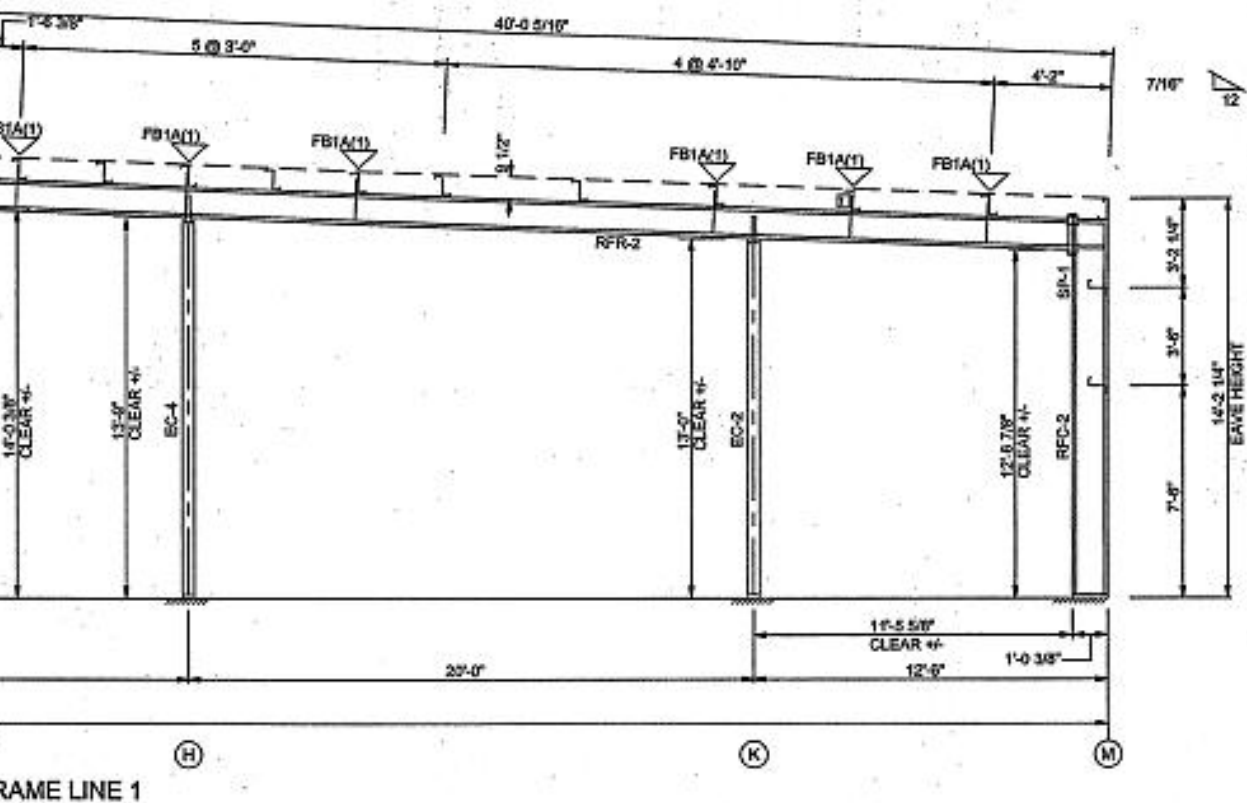




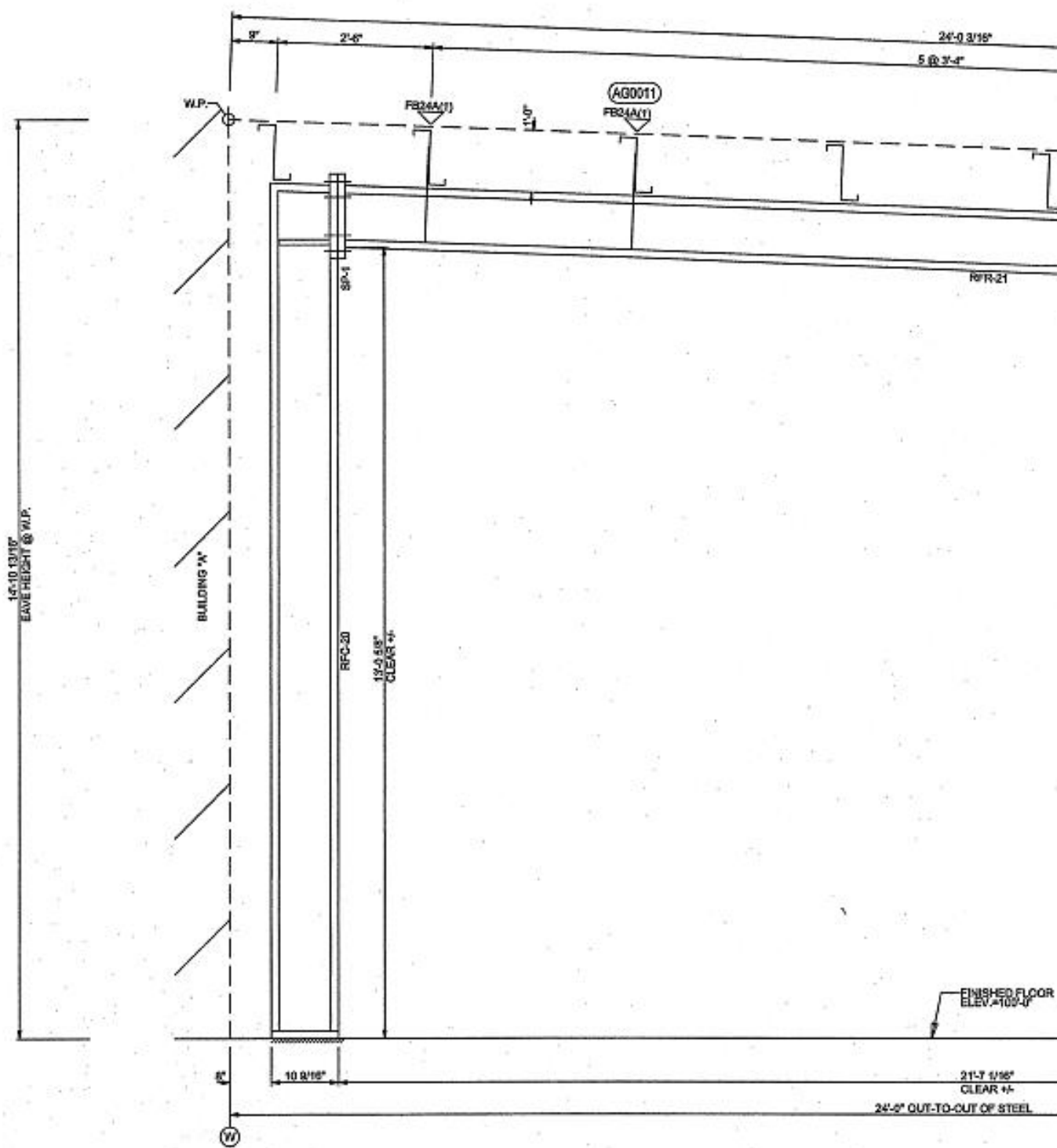


RIGID FRAME ELEVATION



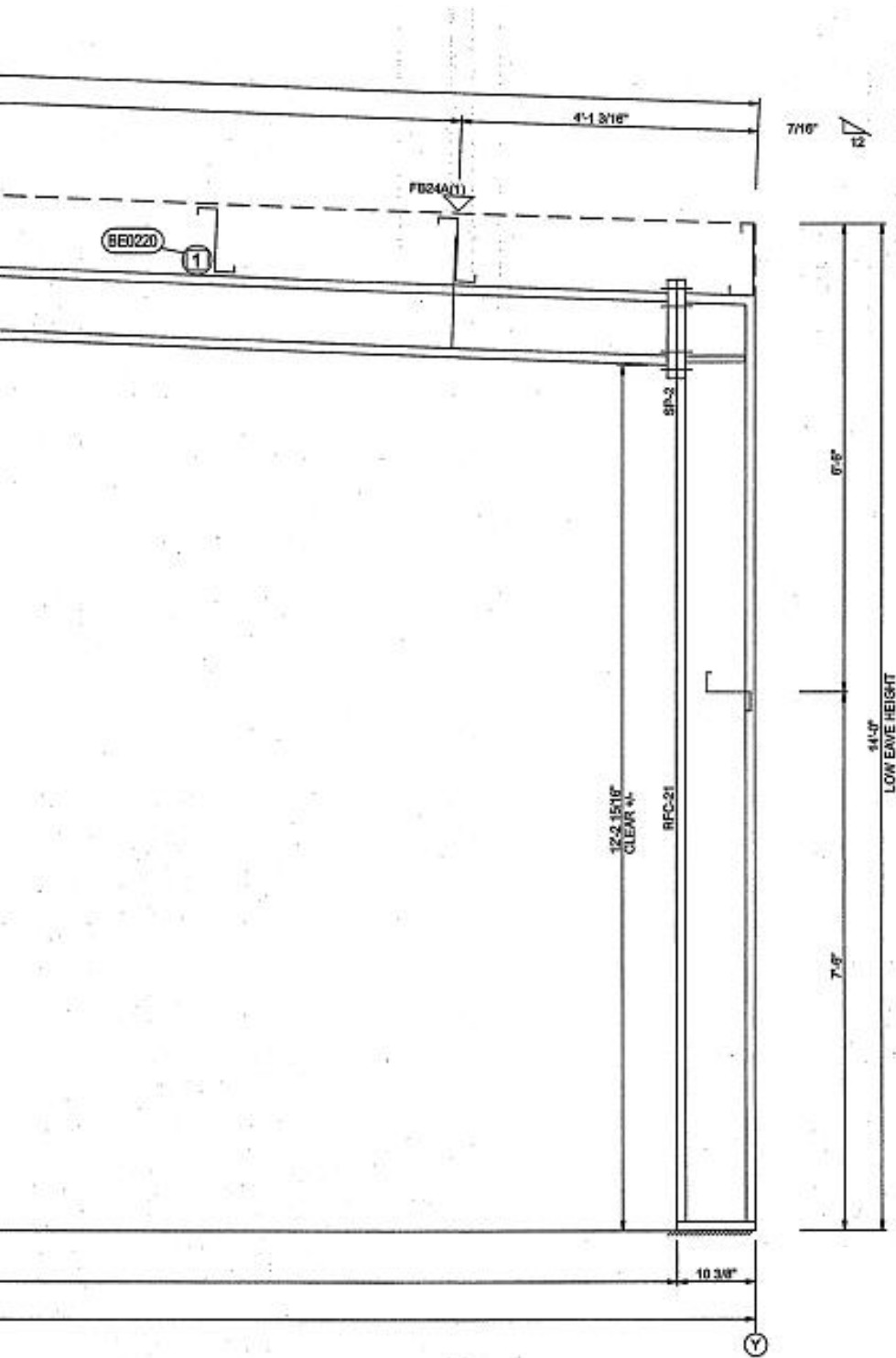




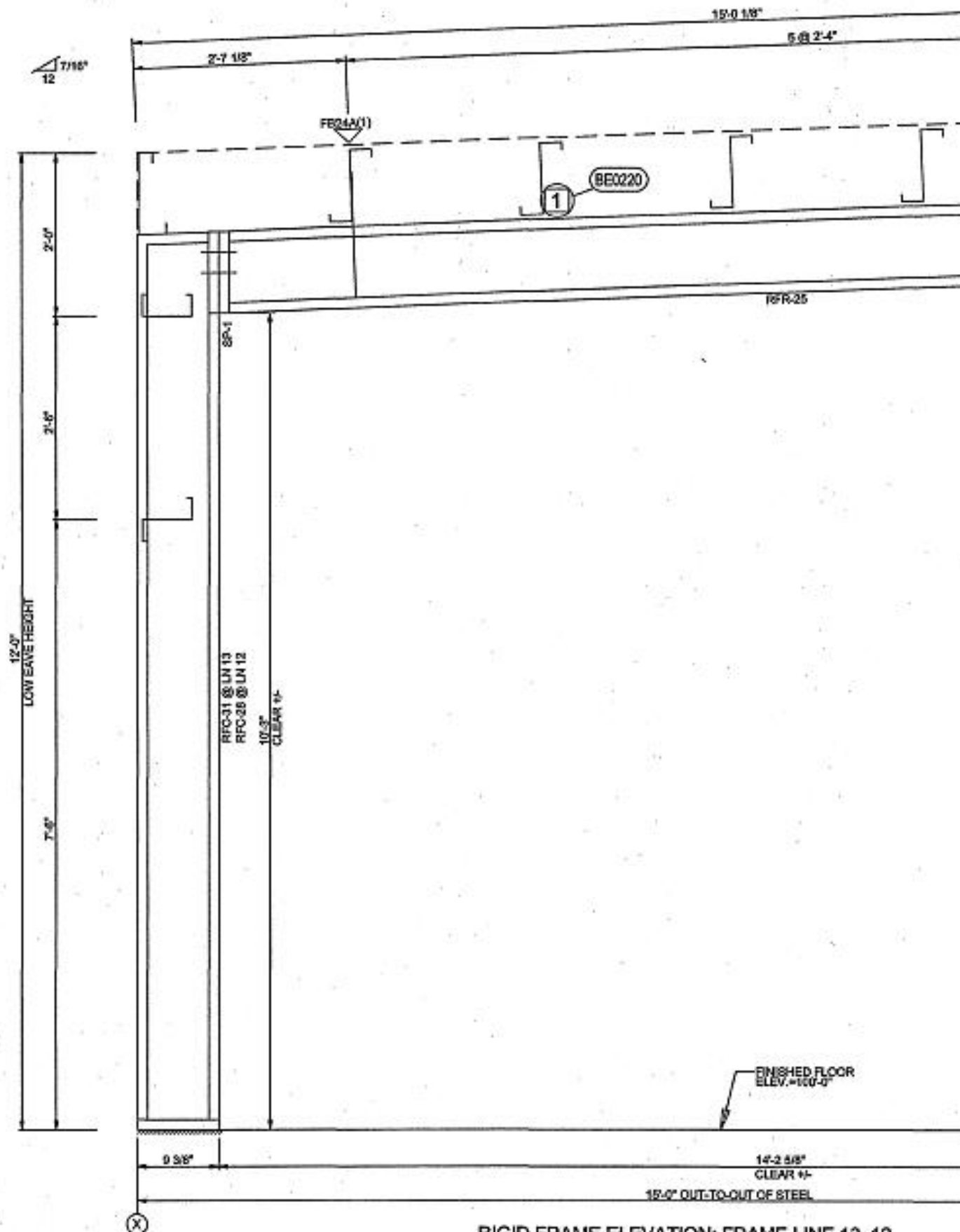


RIGID FRAME ELEVATION: FRAME LINE



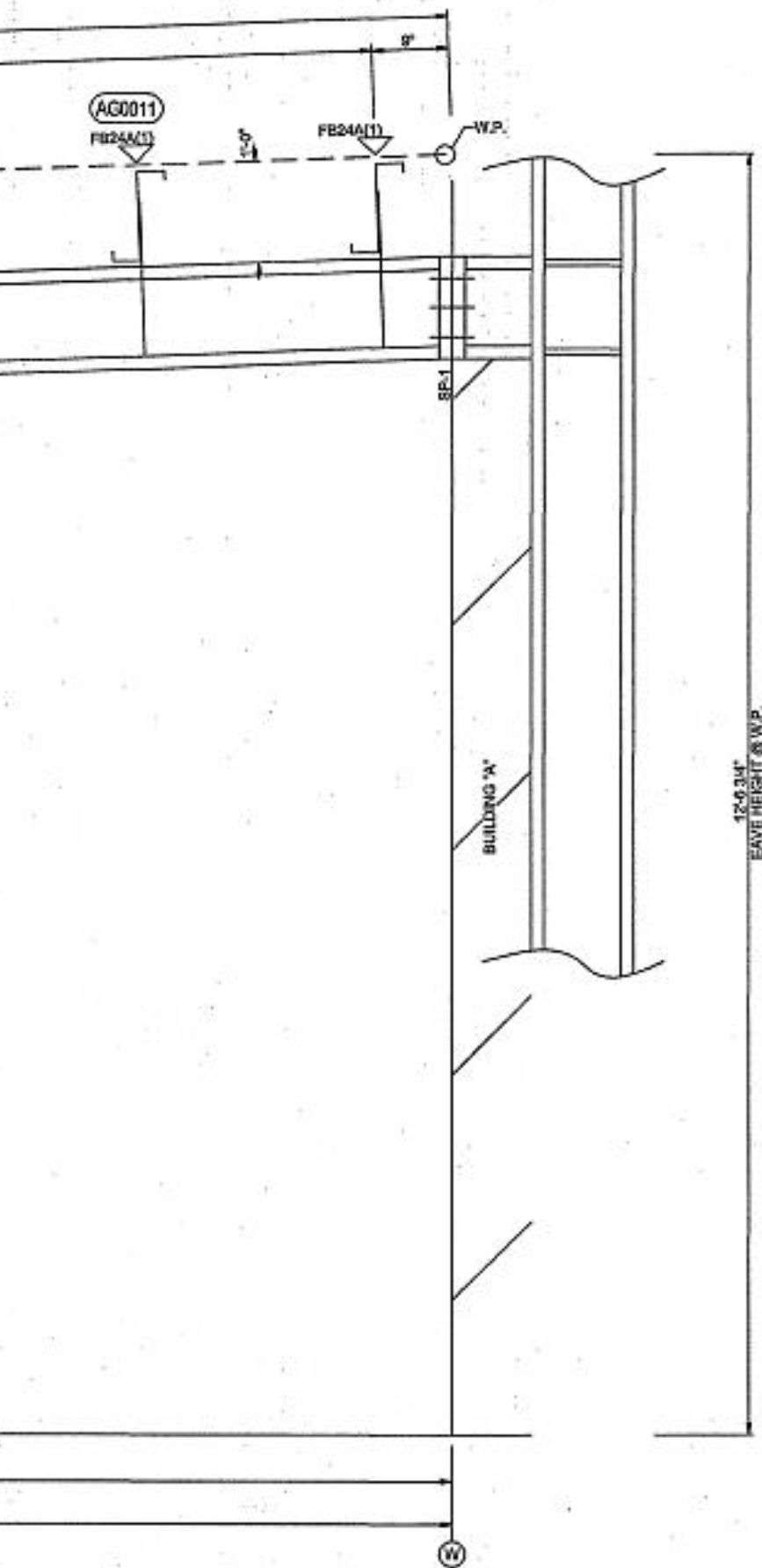


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RIGID FRAME ELEVATION: FRAME LINE 13 12







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DIGITAL BROCHURE

## Contact Info

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