

*Sublease Available*

# Warehouse Space

**107,236 SF**

4315 PICKETT RD | ST. JOSEPH, MO



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**LANE4**

## Property Highlights

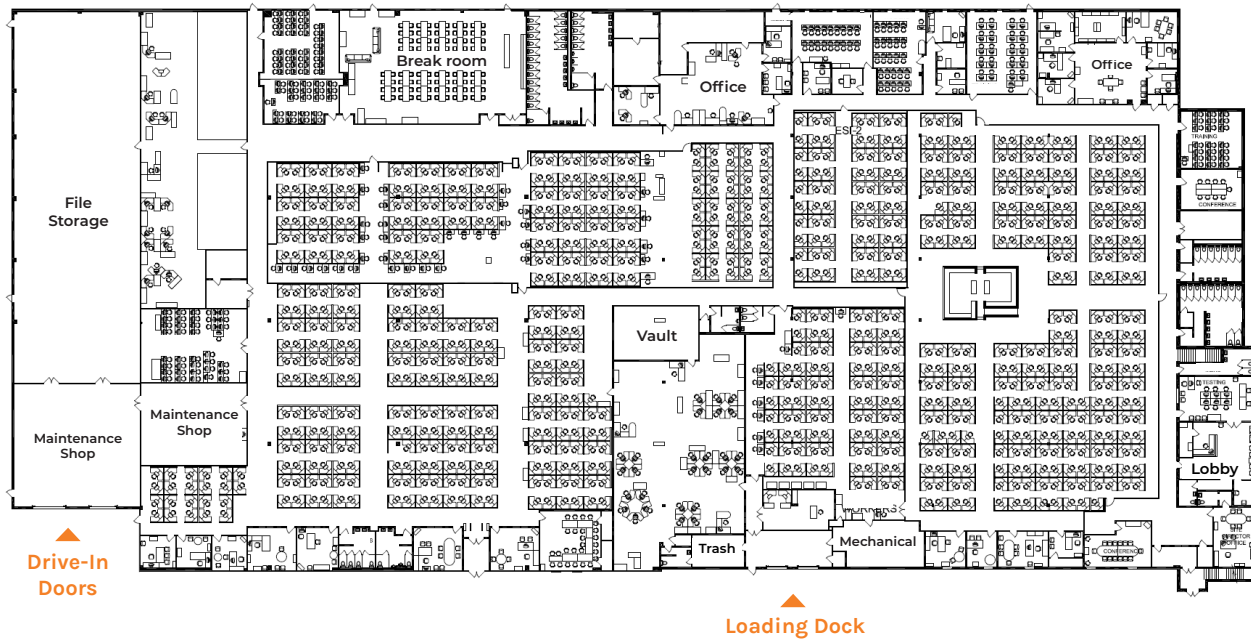
- **107,236 SF** available for sublease through 12/31/2032
- 15-acre lot
- Easy conversion to warehouse/distribution space  
(*current call center*)
- Ceiling height: 18'
- Loading: 2 dock high doors and 2 drive-in doors
- Power: 1200 amps 480y/277v 3ph 4w
- 750 KW Generator
- Column spacing 48' x 50'
- LED lighting
- Fully air-conditioned
- Perimeter offices & large break room
- 615 parking spaces available
- 6 training rooms
- Central location near major highways including I-29 and Highway 36, with visibility from I-29



# Floor Plan



107,263 SF



Dock Doors



Warehouse

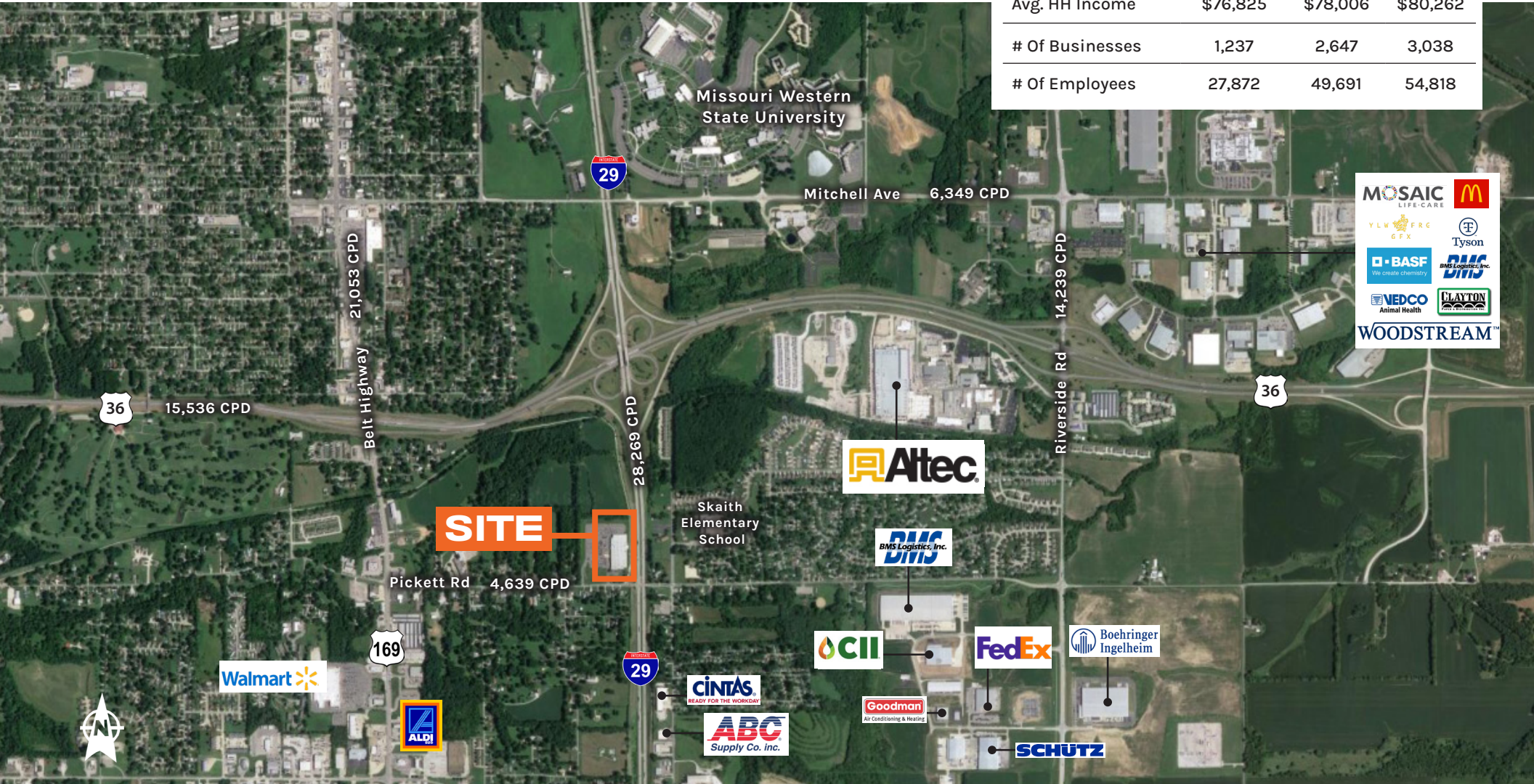


Break Room



# Site Overview

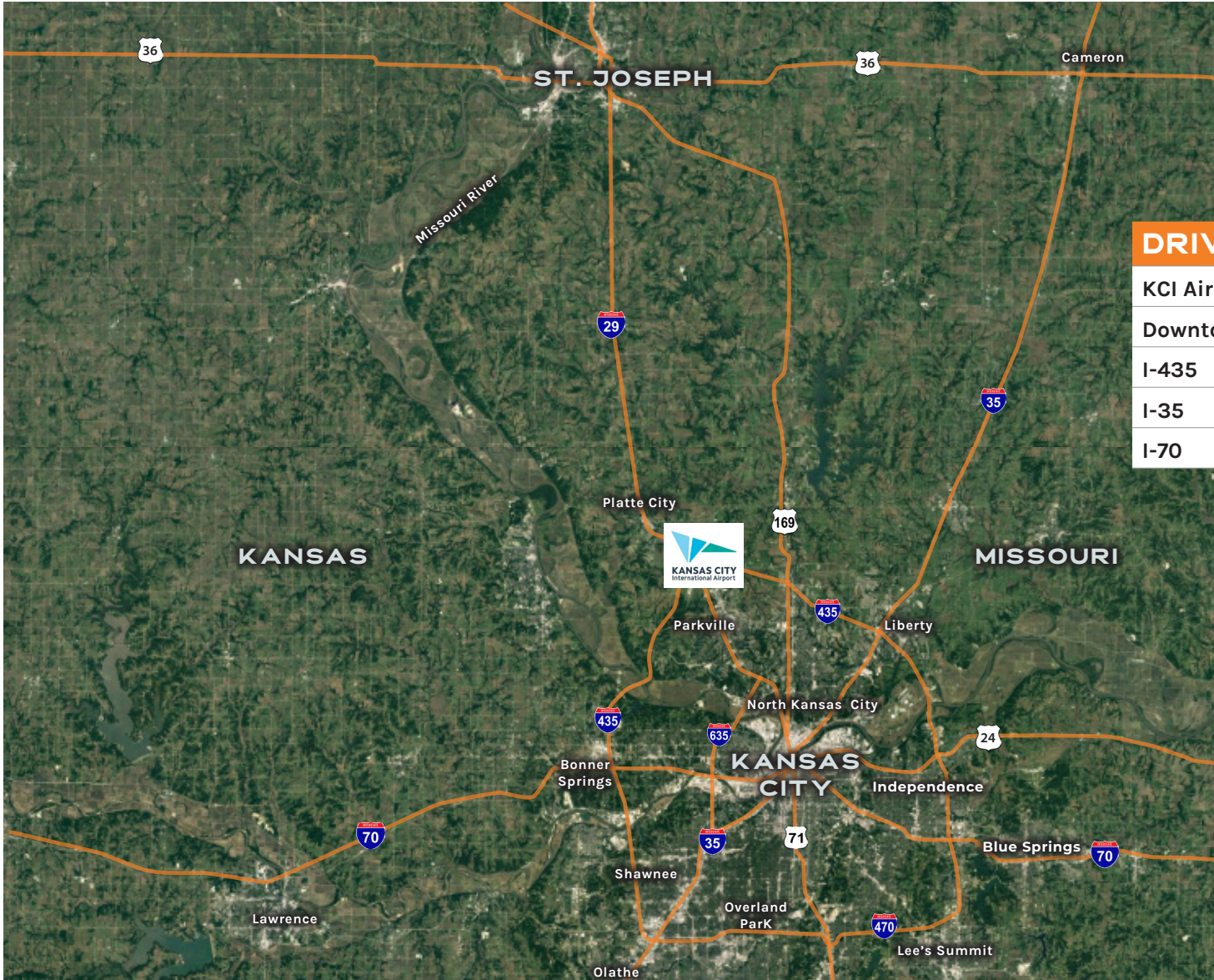
DEMOGRAPHICS	3 MI	5 MI	10 MI
Population	34,135	71,350	88,254
Avg. HH Income	\$76,825	\$78,006	\$80,262
# Of Businesses	1,237	2,647	3,038
# Of Employees	27,872	49,691	54,818



# St. Joseph Trade Area



# Greater Kansas City Metro



DRIVE TIME	
KCI Airport	35 min
Downtown Kansas City	48 min
I-435	32 min
I-35	41 min
I-70	44 min

