



SHELL BUILDING

5607 Providence Hill Drive (Lot 8), St. Joseph, Missouri

Lot acreage: Approximately 7.21 acres
Estimated shell completion -- Mid to Late Summer 2022

Aggressive Real and Personal Property Tax Abatement for projects that complement St. Joseph's economic environment and creating sizeable capital investment and quality job creation.

Total Square Footage: 50,000

Dimensions: 200' x 250'

Column Spacing: 50'

Clear Ceiling Height: 36' at sidewall

Clear Center Ceiling Height: 40'

Future Dock Doors:

Foundation Dock Wing Wall on West to

Accommodate up to 10 Standard Dock Doors

1 Overhead Drive In Door - 12' wide x 12' tall

Flooring:

10' out from inner walls of building 6" concrete
perimeter surround

Inner floor vapor barrier and crushed gravel

Final Exterior Façade Features required to meet Precise Plan Architectural Requirements and Eastowne Covenants and Deed Restrictions. Please see:

choosesaintjoseph.com/site-selection/eastowne-business-park/eastowne-business-park

Sale Price of Shell Building: \$2,500,000 (Pricing includes a not to exceed 10% real estate commission.)

Conceptual Drawing of Shell Building with Exterior Façade Requirements:



Disclaimer: This brochure is for informational purposes only and is not to be deemed a statement of fact. Pricing subject to change without notice. Shell building is designed to enhance St. Joseph's economic environment and is intended to attract new quality companies to St. Joseph whose projects involve both a significant amount of capital investment and new job creation. The St. Joseph Business Park Corporation therefore will review interested prospects to meet intended goals. Sale contingent on Board approval.



Utility Information

Electric provided by Evergy

Substation allows for dual feed capability from two separate substations and a source on site at the business park

Water service provided by Missouri American Water

Waste water maintained by the City of St. Joseph

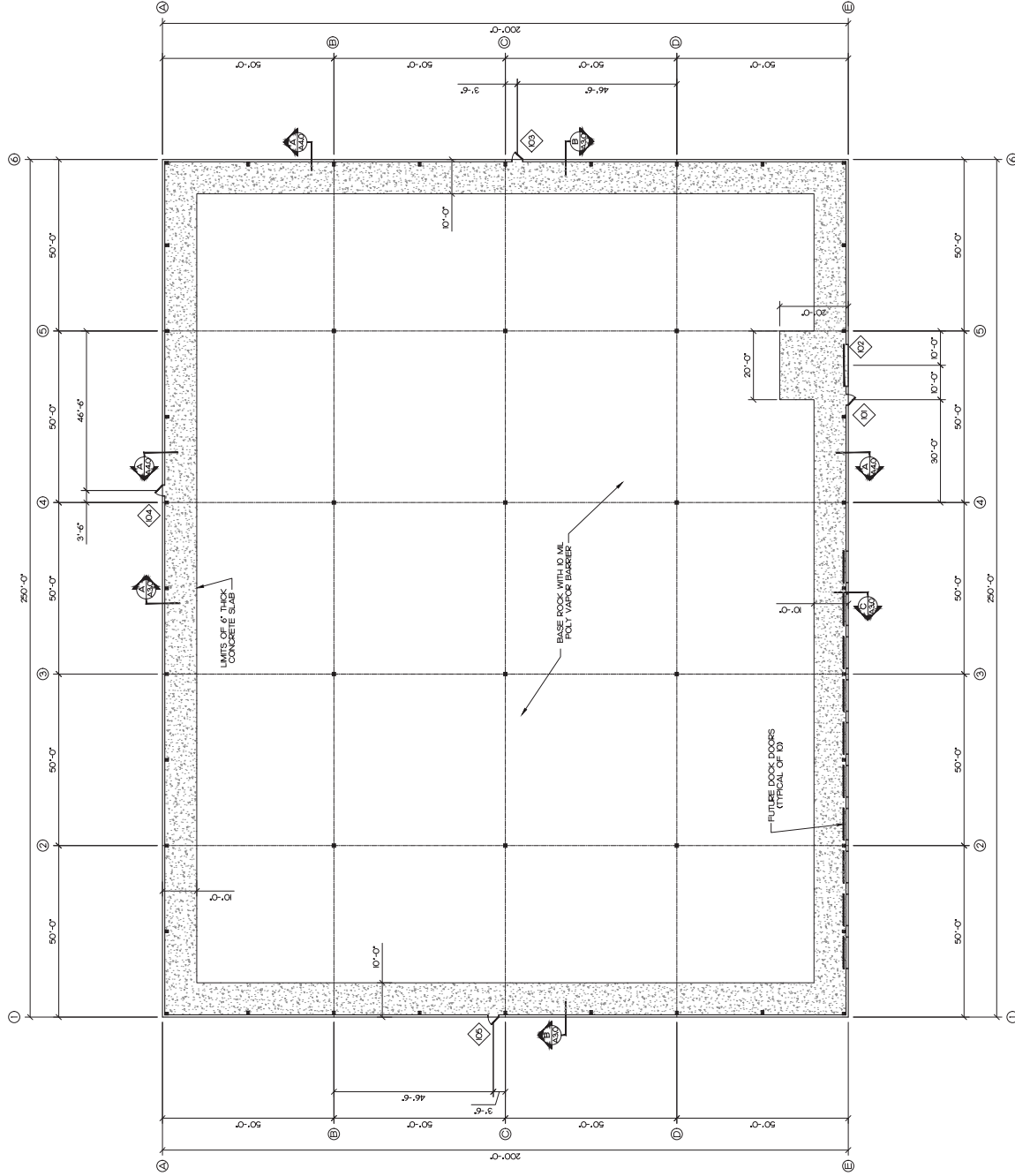
Natural gas service is provided by Spire

Telecommunication service and fiber optic service provided by AT&T

FOR MORE INFORMATION CONTACT:

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FLOOR PLAN
 1/16" = 1'-0"

