

LIGHT INDUSTRIAL/DISTRIBUTION WAREHOUSE



Site Features

- Tilt-up concrete construction
- 50' x 40' column spacing
- 38' +/- ceiling heights
- Fully fenced truck/trailer lot
- 29,484 SF flex/office space
- 35 DH doors | 2 DI doors
- Industrial park location
- Convenient I-70 access via Hwy 63
- T-5 lighting throughout



FOR INFORMATION

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Strong Growth. Strategic Investment. Expanding Opportunities.

Missouri is experiencing unprecedented economic development, with major investments in infrastructure, robust job growth, and expanding opportunities across key industries—making now the ideal time to establish or expand your operations in the state.

MAJOR INFRASTRUCTURE INVESTMENT

\$700M Broadband Expansion Missouri's largest-ever connectivity initiative is bringing high-speed internet to over 200,000 homes and businesses in underserved areas.

- 81% fiber-based service for maximum reliability
- \$400M in private sector investment
- 42 internet service providers engaged (29 Missouri-based)
- Construction begins early 2026

OUTPACING THE NATION

3.8% GDP Growth (Q3 2024) Missouri's economy is surging ahead of the national average (3.1%), ranking 16th nationwide with strong performance across multiple sectors:

- Retail trade contributing 33% of growth
- Healthcare and professional services exceeding national benchmarks
- Both urban (2.6%) and rural (2.8%) areas showing consistent expansion

82,000 New Jobs Added (Year-over-year through May 2024)

- 2.8% employment increase
- Labor force participation at 63.4%
- Unemployment holding below 4.0%

FUTURE-READY INDUSTRIES

Projected Growth Leaders (2022-2032):

- **Healthcare** – 6.5% urban growth, strong statewide demand
- **Technology** – Computer science roles among fastest-growing occupations
- **Manufacturing** – Continued strength with skilled workforce
- **Agriculture** – Rural areas seeing 9.7% growth, well above national averages

WHY MISSOURI? WHY NOW?

- ✓ Strategic central U.S. location
- ✓ Competitive operating costs
- ✓ Growing, skilled workforce
- ✓ Major infrastructure investments underway
- ✓ Pro-business climate with strong state support

Position your business in Missouri's growth corridor.

