

Building Details

Overview

State	Moberly, Missouri
County	Randolph
City	Moberly
Address	1750 Omar Bradley Drive, Moberly, MO 65270
Within City Limits	Yes

Primary Building Type	Office
Secondary Building Type	Research & Development
Year Built	2000 +/-
Available (Sq Ft.)	6,000
Ceiling Peak	8' – 9'
Construction Type	Metal or Steel
Expandable	Yes
Can Subdivide	Yes
Former Use	Medical Offices, Physical Therapy, Surgery Centre, Day Care
Specialty Feature	Data Center (T4 Fiber Optics)
Zoning	Commercial, Office, Business District, Other (*B-3 General Commercial District)
Sales Price	\$998,500.00
Lease Rate (Sq Ft. per year)	\$12
Lease Terms	Modified Net

Property and Area Description

The Omar Bradley Center is premier professional space located in a prominent regional location just off of US Highway 63. Its beautifully-maintained building and grounds make it a welcoming part of the Heights Business Park, home to Orscheln's Corporate Headquarters, Wells Fargo, Mid-Am Building Supply, and the Orscheln Farm and Home Retail Support Center. It is conveniently located just about a mile from the Moberly Public School Campus (home to Moberly Senior High, Moberly Area Technical Center, Moberly Middle School, and Gratz Brown Elementary), Randolph County YMCA, and the Central Christian College of the Bible

Specifications

Space (Square Feet)	
Total	6,000
Available	6,000
Per Floor	6,000
Number of Stories	1
Office (Sq Ft.)	6,000

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Construction	
Roof	
Walls	Gypboard
Clear Span	Yes

Floors	
Floor Type	Concrete-Reinforced

Interior Features	
HVAC in Office	Heating and Air Conditioning
Sprinkler System	None

Specification Comments	
<ul style="list-style-type: none"> • Clear span building 60' x 100' • Excellent fiber optics • There is enough city water at the site to support a sprinkler system. At the time of recent build-out, no sprinkler system was required by code. • 2 handicapped spaces (per code) near entry. More can be added. • 2" water line is available • 4" sewer line to the building • Currently 400 amp but can be upgraded to 600 amp • All on one level, floor plan available • Existing monument signage • HVAC is currently at 1 ton per 350 square feet, can be upgraded • 9' ceilings throughout • Many large windows on all exterior walls • Open views, particularly eastern exposure • Rectangular floor plan 	

Site

Description	
Land with Building (Acres)	1.55
Adjacent Available Land For Sale	2.5 +/- acres may potentially be purchased for expansion.
Within 100 Year Flood Plain	No

Features	
Setting	Office Park
Covenants	No
Number of Parking Spaces	28 (including 2 handicapped)

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Utilities

Electricity	
Supplier	Ameren UE
Phone Number	866-992-6619
Primary Voltage	128 kV 4 wire (underground wires)
Service Panels	200 amps
Phase	Three

Natural Gas	
Supplier	Ameren UE
Phone Number	866-992-6619
Pressure-psi	.25

Telecommunications	
Services at Building	T4 data, phone
Local Service Providers	AT&T, CenturyLink

Water	
Supplier	City of Moberly
Service Line	2"
Private Well	Yes

Sanitary Sewer	
Supplier	City of Moberly
Main	4"
Septic Tank	No

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