



**GENERAL PROPERTIES**



**1,600 Sq. Ft.**

**2610-14 Messanie  
St. Joseph, Missouri**

[www.stjoseph.net/cb/2610-14messanie.pdf](http://www.stjoseph.net/cb/2610-14messanie.pdf)

**Contact:**

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Web Site: [www.raysisson.net](http://www.raysisson.net)



# Property Feature Sheet

## FOR LEASE



### 2610-14 Messanie, St. Joseph, Missouri

**Square Foot Available:** 1,600 Sq. Ft.

**Available:**

- Features:**
- End Cap
  - Immediate Possession
  - Rear Parking
  - Front entrance ideal for Showroom or Reception area

**For Lease:** 1,600 Sq. Ft.  
Rent Includes Taxes & Insurance

- Utilities:**
- Electric: KCP&L
  - Water: Mo-American Water
  - Gas: Mo-Gas Energy
  - Sewer: City of St. Joseph

**Web Site:** [www.stjoseph.net/cb/2610-14messanie.pdf](http://www.stjoseph.net/cb/2610-14messanie.pdf)

**Population:** 1 mile - 16,058

3 miles - 57,642

5 miles - 79,769

**Nearest Highway:** Belt Highway

**Highway:**

**Zoning:** M-2 Heavy Manufacturing

**Directions:** West of the Messanie and 28th Street (Noyes Blvd) Intersection, across from the St. Joseph Aquatic Park.

**Area Includes:** St. Joseph Aquatic Park  
Central High School

**Taxes:** \$1,155

**MLS #:** 96780

**Demographics by** Total MSA: 237,961

**County:** [www.stjoseph.net/cb/countydemos](http://www.stjoseph.net/cb/countydemos)

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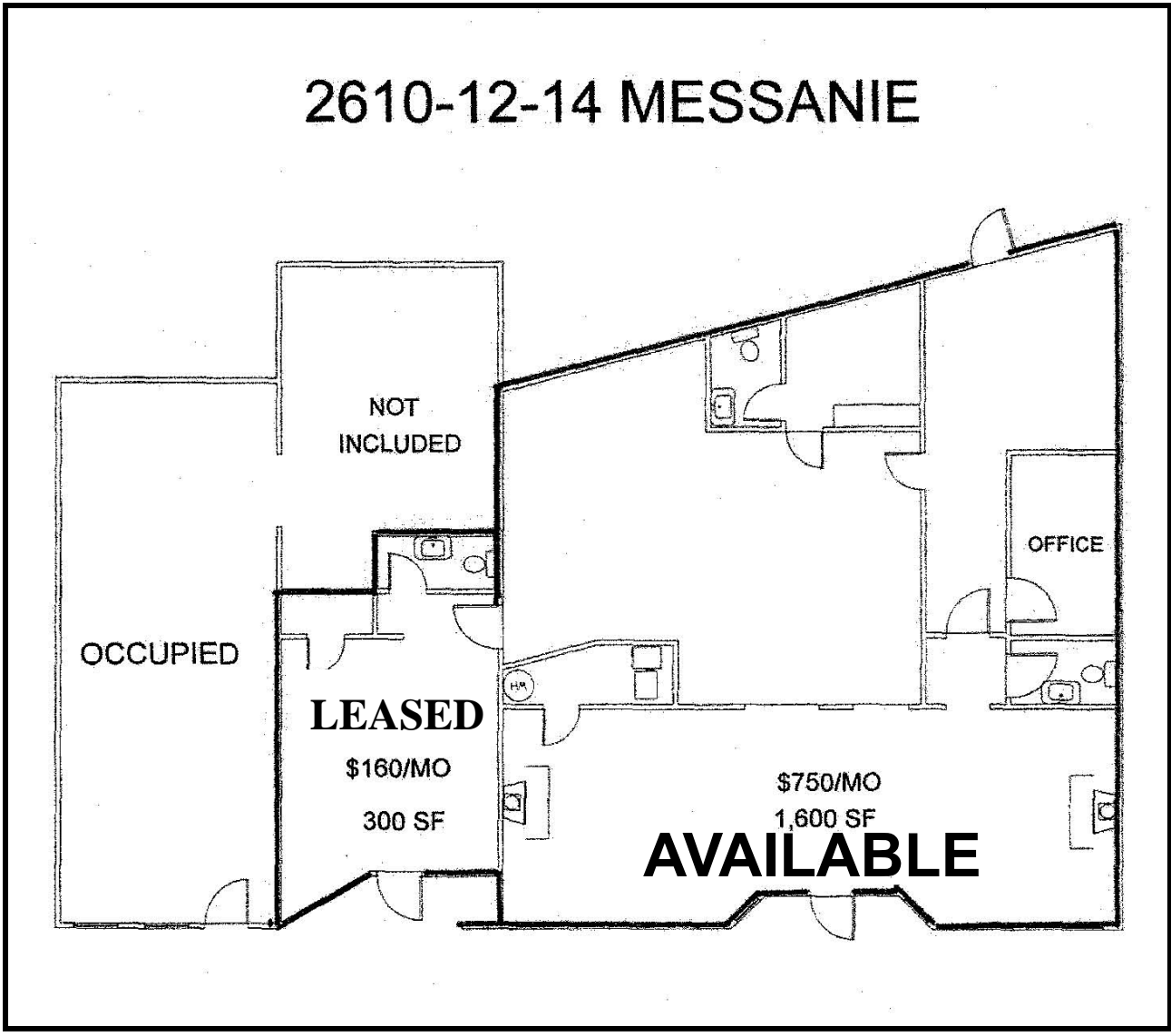
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# FLOOR PLAN

2610-12-14 MESSANIE



# COMMUNITY INTERNET SITES

St. Joseph Area Chamber of Commerce  
[www.saintjoseph.com](http://www.saintjoseph.com)

City of St. Joseph  
[www.ci.st-joseph.mo.us](http://www.ci.st-joseph.mo.us)

St. Joseph Convention and Visitors Bureau  
[www.stjomo.com](http://www.stjomo.com)

Demographic Web Site:  
[www.nwmoinfo.org](http://www.nwmoinfo.org)

Buchanan County  
[www.co.buchanan.mo.us](http://www.co.buchanan.mo.us)

St. Joseph News Press  
[www.stjoenews-press.com](http://www.stjoenews-press.com)

St. Joseph School District  
[www.sjsd.k12.mo.us](http://www.sjsd.k12.mo.us)

Missouri Western State University  
[www.missouriwestern.edu](http://www.missouriwestern.edu)

Allied Arts Council  
[www.stjoearts.org](http://www.stjoearts.org)

St. Joseph Museum  
[www.stjosephmuseum.org](http://www.stjosephmuseum.org)

Areaguide Saint Joseph  
<http://saintjosephmo.areaguides.net>

Patee House Museum  
[www.stjoseph.net/ponyexpress/](http://www.stjoseph.net/ponyexpress/)



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