

# Pacific Distribution Center

±75,861 SF Available For Lease

800 Jefferson St. | Pacific, MO 63069



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## Property overview

Pacific Distribution Center (“PDC”) is a 204,800 Sf, rail served, distribution facility located 20 minutes south of I-270 on I-44 in Pacific, Missouri. PDC delivers a unique combination of logistical advantages including direct rail service (via BNSF), trailer storage and I-44 access together with low total occupancy costs through market beating low real estate taxes.

**AVAILABLE SPACE:** ±75,861 SF

**OFFICE AREA:** ±2,630 SF

**BUILDING DEPTH:** 370’ deep, cross dock design

**COLUMN SPACING:** 50’ X 50’

**CLEAR HEIGHT:** 28’

**FIRE SUPPRESSION:** ESFR

**RAIL:** Active (BNSF), interior and exterior rail spurs

**DOCK DOORS:** 12 with levelers

**DRIVE-IN DOORS:** 1 (12’ x 14’)

**TRUCK COURT:** 140’ deep, high volume

**TRAILER STORAGE:** 25 stalls (expandable)

**LEASE RATE:** \$3.95/ SF, NNN



**2mi**  
to I-44



**19mi**  
to I-270



**Onsite**  
BNSF

For more information, please contact:

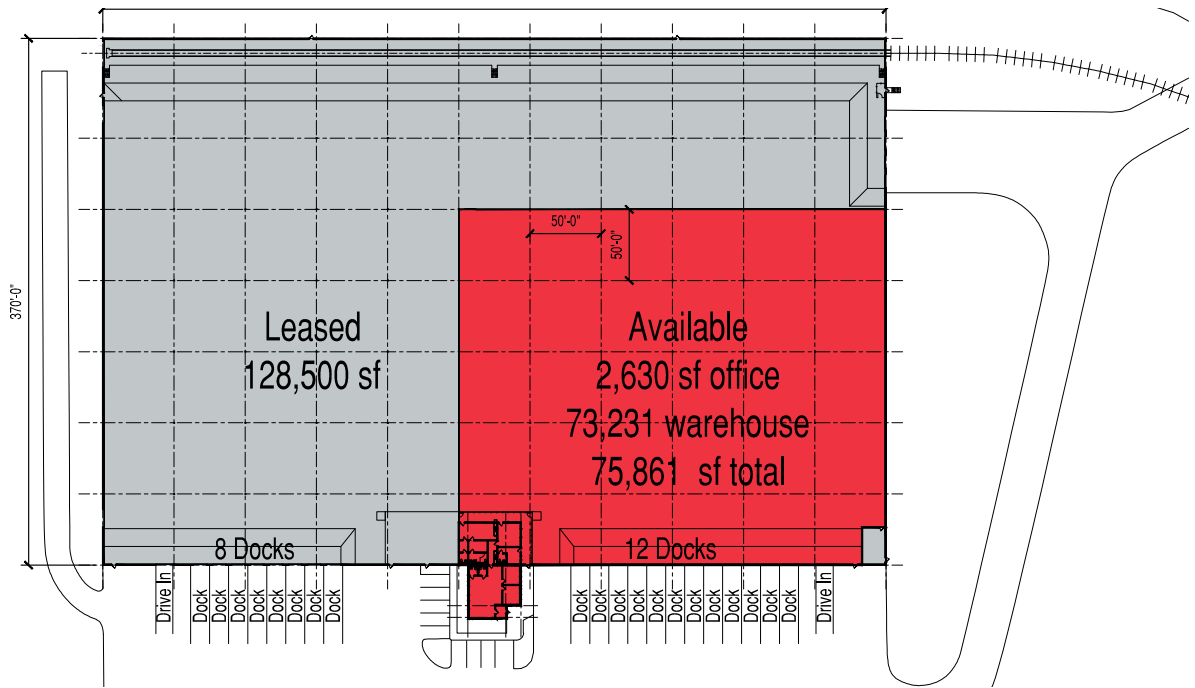
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## Site plan



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