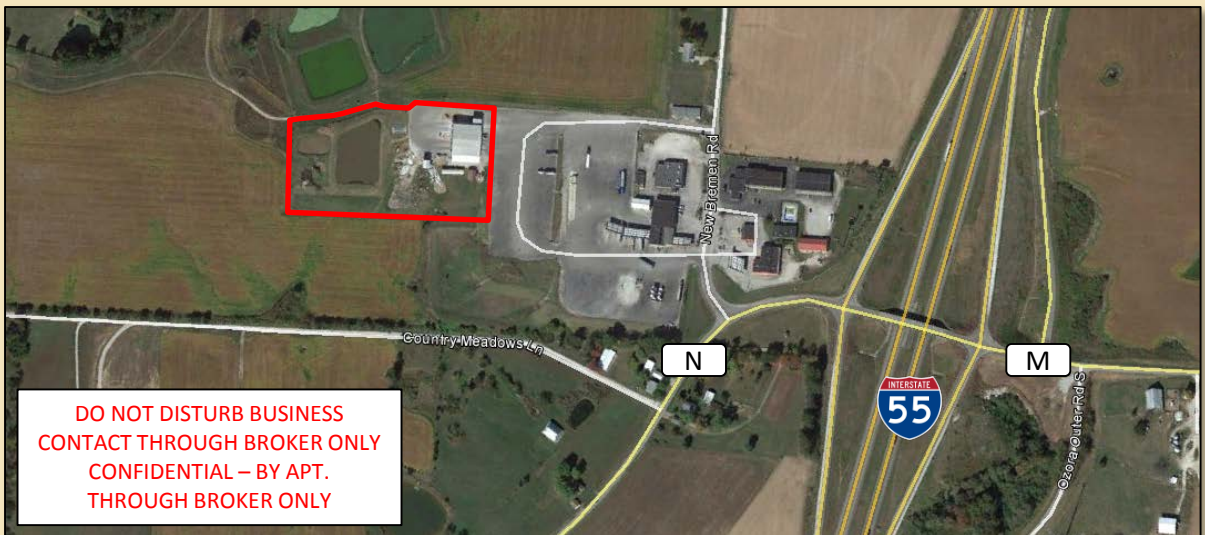




FOR SALE

TRUCK WASH FACILITY AND BUSINESS

I-55 CORRIDOR – Interstate Exit – Ste. Genevieve County, Mo
(Full Turn Key Operation)



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VISTA

Properties and Investments



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TRUCK WASH FACILITY / BUSINESS

Site

6.02 acres

Situated on Bremen Rd. at I-55 and Hwy M Interstate Exit
(Commercial, agland, residential)

Level, partially paved, with commercial facility, office, trailer, storage
Taxes: \$6339 (2015)

**see aerial view, and Building site plan

Main building

13,600 sq.ft. bldg.

100' X 136' WITH 20' x 30' canopy

Built in 1995, refurbished w/ additional bay in 2014

Ceiling Heights 16'-25'

Building is heavy 24 gauge steel construction / metal siding
All Concrete is 8" in. reinforced. (Includes building and outside apron)
Outside additional concrete apron measures 174' x 159.



10 New Automatic Commercial Overhead Doors (14' x 14')

Office Building (adjacent to the Truck Wash Bldg.)

768 sq. ft. (24' x 32) Wood frame, metal siding
Office area, (2 rooms) full storage file room, bathroom, & kitchen
All office equipment included in sale. (Printers, computers, fax,
Office furniture)

Mobile Home

14' x 76' trailer, for caretaker on site.

Wood Supply Bldg.

20' x 30' wood supply building

With large central outdoor boiler and wood furnace –
Maintains 3500 gallons of hot water in truck wash at all times.



Building and Equipment:

2 bays – tanker cleanouts w/ high pressure hoses & spinner heads (cold spin to hot detergent wash)

Each bay has steam for sanitizing, product heating and tank drying

2 bays – exterior washes – can accommodate hopper bottom, end dump and refer washouts.

5th bay- set for overflow washes & washouts or polish bay

2 Sellers 360-2 rotary tank spinners

backup deep water well, booster pumps and 3000 gallon storage tank

1 3000 gallon spare tank w/ water-oil separator

All systems have hundreds of feet of hard plumbing

High pressure- pre-soak- -rain-spot-free -wax. Mounted on supply cables w/ hose

Cradles /or hose reels.

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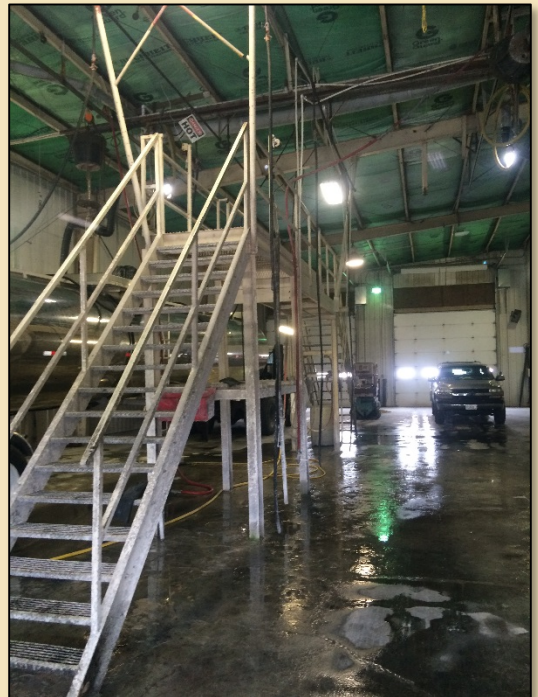


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TRUCK WASH EQUIPMENT

- 25 hp. 3 PHASE MOTOR RUNS A CAT PUMP # 3520
- 15 hp. 3 PHASE MOTOR RUNS A CAT PUMP 1050 (for backup)
- 1 Hotsy steam cleaner
- 1 400 PSI reverse Osmosis spot free system 500 gallon storage tank
- 1 Duel tank water softener with 600 pound salt tank
- 1 Columbia CT 35 Boiler (1.5 million BTU)
- 2 One Thousand gallon stainless steel insulated tanks
- 1 500 gallon stainless steel insulated tank
- 1 1500 gallon stainless steel insulated tank
- 1 central boiler CL 7260 outside wood furnace & pump system; Maintains 3500 gallons of hot water.
- Pumps and heat exchanges for each tank



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Trailer



Office - Interior



Office Storage Room



Covered Wood Storage

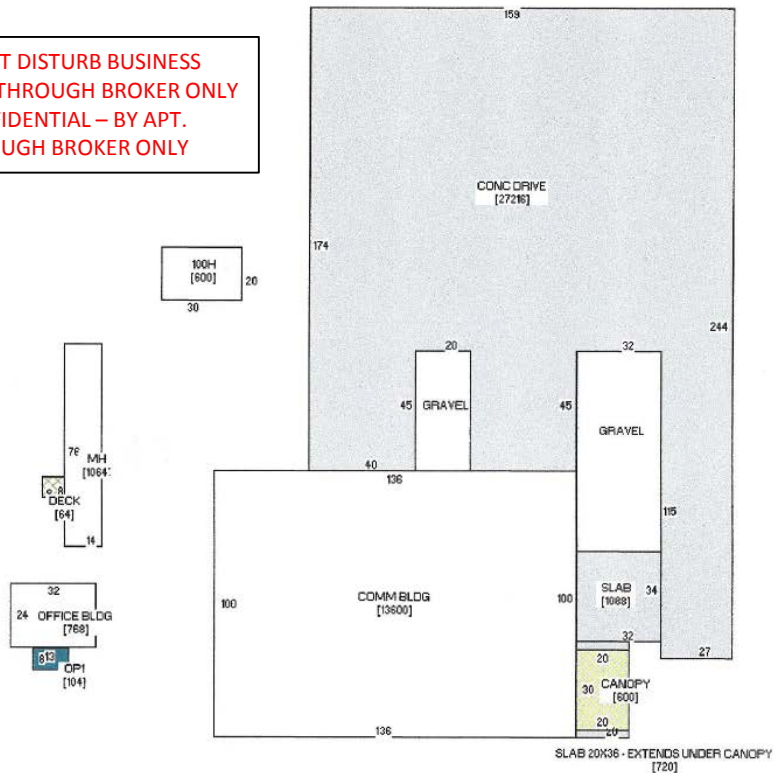


Office bldg. – Exterior



Office Kitchen

DO NOT DISTURB BUSINESS
CONTACT THROUGH BROKER ONLY
CONFIDENTIAL – BY APT.
THROUGH BROKER ONLY



Site Layout

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