



ORSCHELN
PROPERTIES



DISTINGUISH YOURSELF



OUR SERVICES:

- ⦿ Site research and selection
- ⦿ Preliminary due diligence
- ⦿ Site design
- ⦿ Budget development
- ⦿ Contract negotiation and site acquisition
- ⦿ Final due diligence
- ⦿ Secure construction financing
- ⦿ Construction management
- ⦿ Lease, retain or sell facility to investors

ABOUT US

Orscheln Properties Co. L.L.C. is one of three major business units in the Orscheln Industries group of companies based in Moberly, Missouri. First started in the 1960s as Deeds Co., today Orscheln Properties oversees more than 40 properties and nearly 200 leases throughout the Midwest.

Our property offerings are widely diverse, including mixed office space, condominiums, industrial and warehousing facilities, multi-family housing, retail space, and land acquisition and sales.

OUR MISSION

Our mission is to provide the communities we serve with quality products, trusted value and neighborly service with the highest level of integrity and appreciation.



SITE RESEARCH AND SELECTION/ PRELIMINARY DUE DILIGENCE

Orscheln Properties is here to make the renovation or construction process easy for you. We develop custom solutions for each tenant and buyer, starting with site research and selection and preliminary due diligence. Sites can be undeveloped land or an existing building. Our team of Orscheln experts also researches zoning and any possible restrictions.

LET US FIND THE IDEAL LOCATION FOR YOU BASED ON:



TRAFFIC COUNTS



LOCATION OF OTHER RETAIL



INGRESS AND EGRESS



VISIBILITY



RESIDENTIAL CONCENTRATIONS





SECURE A CONSTRUCTION LOAN/ MANAGE THE CONSTRUCTION

Orscheln's years of experience means that we have developed excellent relationships with banks, all the better to help our clients secure the necessary financing to be successful.

We are here to make managing your construction project an effortless experience. Our team of experts will make sure you have the architectural and engineering documents and plans for construction and permitting. We will obtain the necessary permits for construction or renovation. Our on-site project managers will be there to oversee the construction process from start to completion.



Orscheln Properties is an Authorized Builder/Dealer of STAR Building Systems Pre-Engineered Metal Buildings. With STAR's SBS Software, Orscheln Properties is able to do their own Pre-Engineered Metal Building design and pricing in-house.



PRELIMINARY SITE DESIGN/ PRELIMINARY BUDGET DEVELOPMENT

The Orscheln team will work with you to provide a preliminary site design to assure the project will be on track for the building size and marketing. We will also estimate the overall cost of the project to ensure it falls within your budget, and provide a preliminary project timeline.

When working with an existing building, Orscheln will provide a renovation budget and map out existing buildings to provide "as-built" plans for renovation studies. We can also translate the overall cost to an annual lease rate.

CONTRACT NEGOTIATION AND SITE PURCHASE/FINAL DUE DILIGENCE

When it's time to negotiate and contract the purchase of the site, Orscheln's final due diligence includes:

- Environmental [soil and asbestos (if an existing facility)]
- Geotechnical testing on new building sites or additions
- Drainage issues
- Potential subterranean issues (mines, expansive soils, etc.)



LEASE AND RETAIN OR MARKET THE FACILITY

When construction is complete, Orscheln is still here for you. Our facilities are kept in top-notch condition by our skilled and responsive team of designers, carpenters, electricians and landscapers. We take pride in our properties and in the satisfaction of our customers.





ORSCHELN

PROPERTIES

Orscheln Properties Co. L.L.C.

PO Box 676

1313 Riley Industrial Blvd.
Moberly, MO 65270

660.263.1312

orschelnproperties.com

