

STORAGE SITE & LAND FOR SALE



**+/- 13 ACRES/
STORAGE SITE
FOR SALE IN
OZARK MO**

5560 N 22nd St
Ozark, MO 65721

2381 W Spring Drive
Ozark, MO 65721

Presented By

GERALD ZAMORA

Senior Advisor

417.522.9940

gerald.zamora@zamora.pro

1715 W James River Rd

Ozark, MO 65721

417.522.9940 | thefirmcommercial.pro





Sale Price	\$6,950,000
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BUILDING INFORMATION

Storage Space	68,622 SF
Portable Storage Space	7,600 SF
Outdoor Storage Spaces	48+
Building Class	B+
Occupancy %	97.0%
Number of Grade Level Doors	174
Year Built	2004/2010
Number of Lots	2
Number of Buildings	6

STORAGE UNIT BREAKDOWN

(13' x 42') with 10.5' x 14' G/L Door	14
(13' x 42") with 10.5' x 12' G/L Door	14
(12' x 35") with 10' x 12' G/L Door	17
(12' x 35") with 10' x 10' G/L Door	17
(12' x 32') with 10' x 10' G/L Door	56
(12' x 28') with 10' x 8' G/L Door	56
Portable Fiberglass Units	66
Outdoor Storage	48+

LOCATION INFORMATION

Building Name	+/- 13 Acre Storage Facility in Ozark MO
Street Address	5560 N 22nd St Ozark MO 2381 W Spring Dr Ozark MO
City, State, Zip	Ozark, MO 65721
County	Christian
Market	Ozark
Sub-market	Springfield
Cross-Streets	Spring Drive & 22nd Street
Township	27
Range	21
Section	36
Nearest Highway	Hwy 65

PROPERTY INFORMATION

Property Type	Industrial/Land
Property Subtype	Self Storage
Lot Size	13 Acres
APN #	11020400000003004 and 110204000000067008
Lot Depth	945 ft

AMENITIES

24/7 Call Center	24/7 Access
Drive-up Access	RV, Car & Boat Parking
Fenced & Gated	Covered Parking
Online Bill Pay	Uncovered Parking
Quick & Easy	Power



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INVESTMENT HIGHLIGHTS

- Value-Add Potential with +/- 7.59 Acres still Buildable
- 68,622 SF of Storage Space
- 174 Red-iron, Fully Insulated Units with Electricity
- 7,600 SF of Portable Fiberglass Storage Units
- 66 Portable Fiberglass Units
- 48+ Parking Spaces are Available for Outdoor Storage
- 97% Occupancy Rate
- Exterior Lighting and Security Cameras are On-site
- Fully Fenced with Key-pad Entry and Electrotonic Gate
- No Existing Sinkholes or Flood Zones
- City Sewer and City Water Available

OFFERING SUMMARY

Sale Price:	\$6,950,000
Storage Space:	68,622 SF
Portable Storage Space:	7,600 SF
Lot Size:	13 Acres
Market:	Ozark
Zoning:	General Commercial & Office / Warehouse
RE Taxes:	\$35,118.13
APN:	11020400000003004 & 11020400000067008

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,154	4,496	8,931
Total Population	2,833	11,698	23,572
Average HH Income	\$88,856	\$99,138	\$107,475



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OZARK SELF-RV-BOAT STORAGE



OVERVIEW

Ozark Storage in Ozark, MO, offers top-notch amenities including 24/7 access, drive-up access, and both indoor and outdoor boat, RV, and vehicle parking. Our fenced and gated facility ensures security, while our call center and remote office provide convenient support. Enjoy online bill pay, power options, and uncovered parking for added flexibility.



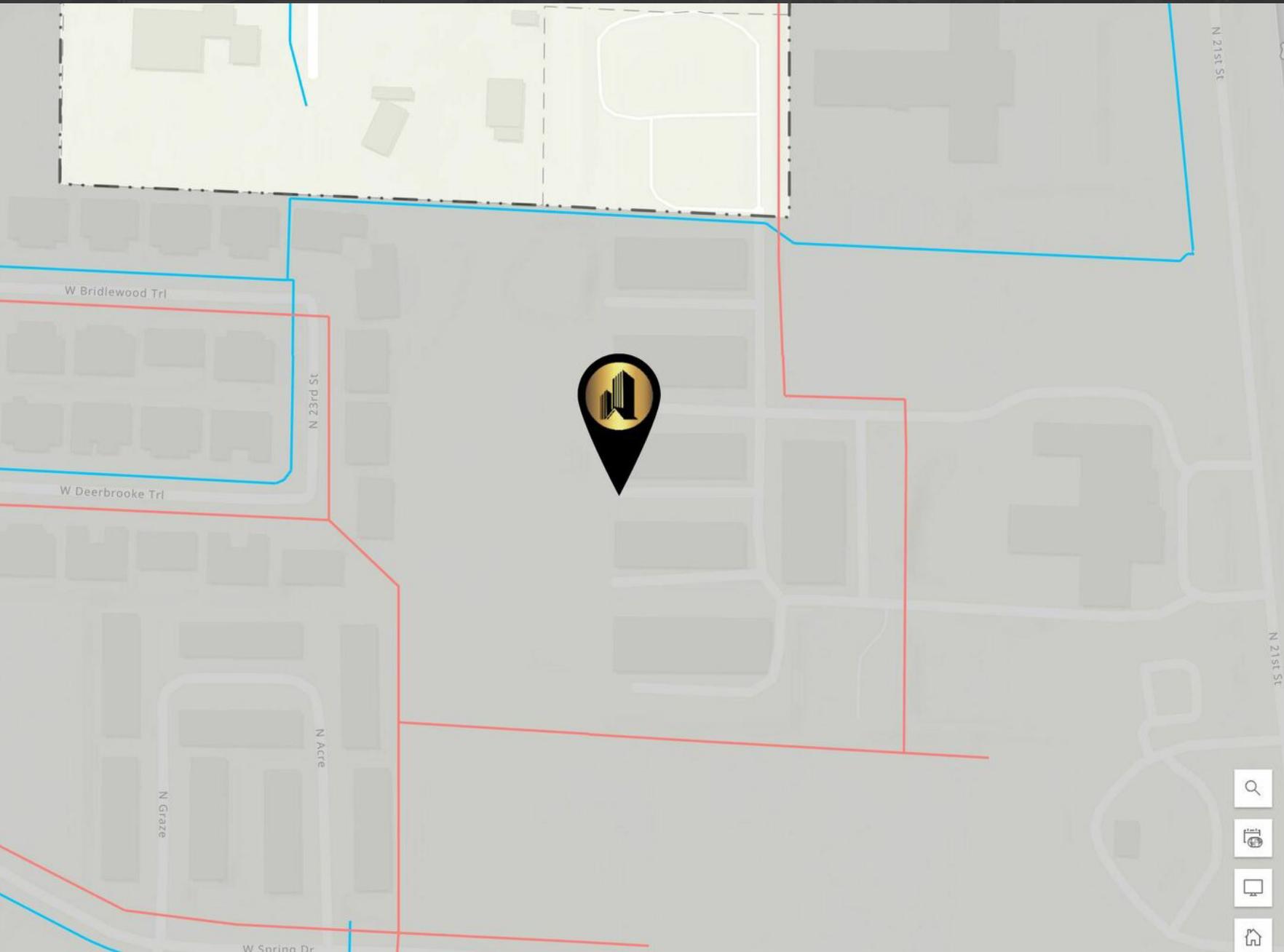
FEATURES & AMENITIES

- Indoor and Outdoor Boat/RV/Vehicle Parking
- Uncovered Parking
- 24/7 Access
- Drive-up Access
- Call Center/Remote Office
- Fenced and Gated
- Online Bill Pay
- Power



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Properties

Use the selector above to switch map.

Information

Symbology

WaterSewer1

WWTP



SewerLines



WaterLines



FREMONT HILLS BOUNDARY



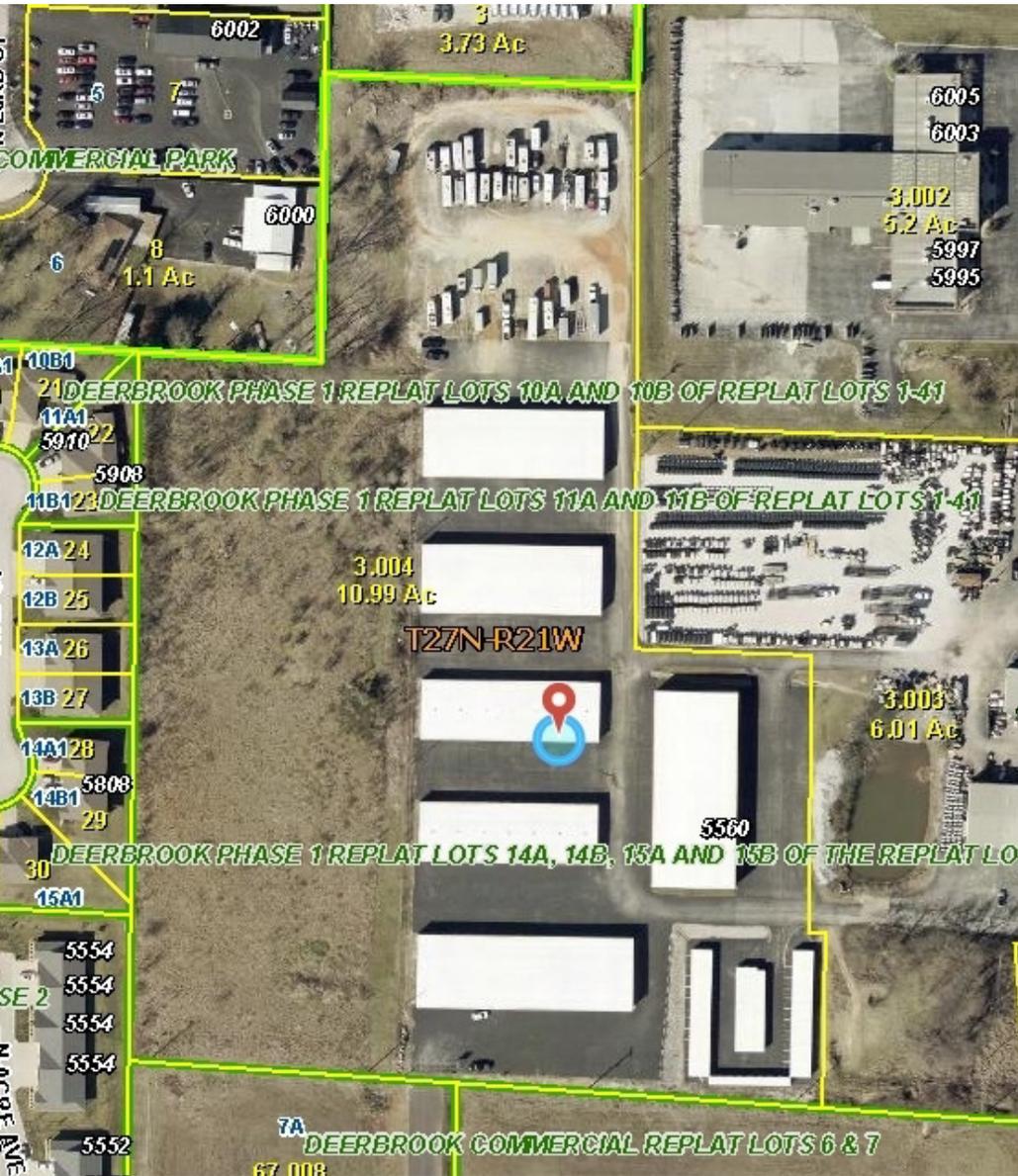
OZARK CITY LIMITS 2008



FINLEY RIVER



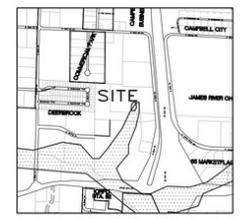
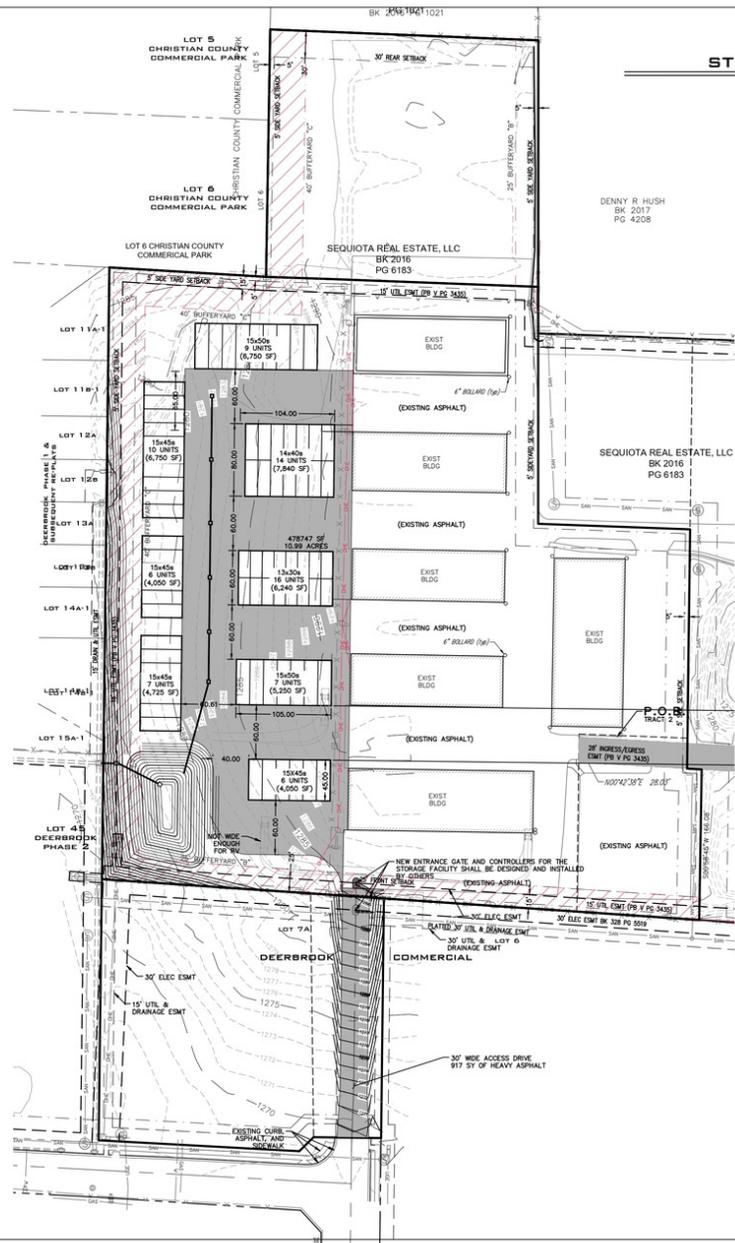
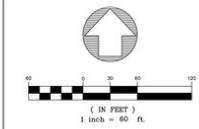
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STORAGE LAYOUT



VICINITY MAP
SCALE: 1" = 1000'

DATE:	
REVISIONS:	
SCALE: 1" = 60'	
FIELD BY: TS, JS	
DRAWN BY: DBR	
CHECKED BY: LEE	

STORAGE LAYOUT
SEQUIOTA REAL ESTATE, LLC
City of Ozark, Christian County, Missouri

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2006000000

LEE Engineering & Associates, L.L.C.
1220 E. Woodcrest Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
lee@leeengineering.biz
Engineering with Integrity



DATE:	2025-06-04
SHEET:	1 of 1
PROJECT:	1841
FILE:	1841 - Thunderbolt Park - Storage Layout.dwg



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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



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Ozark, Missouri



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REAL ESTATE
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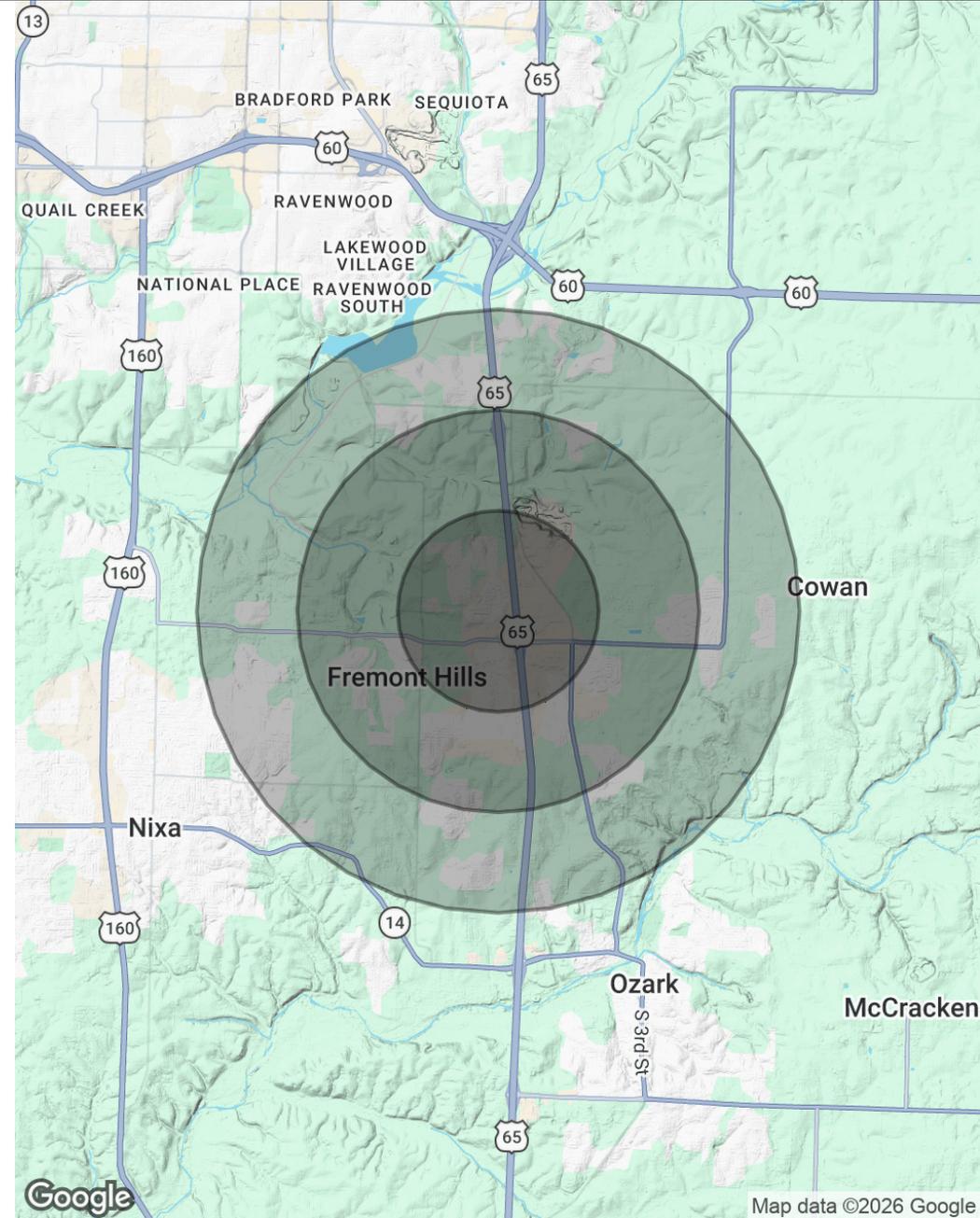


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,833	11,698	23,572
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,154	4,496	8,931
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$88,856	\$99,138	\$107,475
Average House Value	\$313,354	\$338,547	\$353,912

Demographics data derived from AlphaMap





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Direct: 417.522.9940

PROFESSIONAL BACKGROUND

Gerald Zamora - Senior Advisor
Zamora Real Estate | Powered By The Firm Commercial
417-522-9940 cell/text

Gerald serves as a Commercial Real Estate Advisor with Zamora Real Estate - Powered By The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20+ years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a “high level service”.

- 2021 Trusted Advisers Commercial Realtor
- 2022 CoStar POWERBROKER Top Broker Winner
- 2023 CREXI Platinum Broker Award Winner
- 2023 CoStar Power Broker - Zamora Real Estate

Mike Taras
Commercial Agent

Crystal Brinell
Transaction Coordinator
Zamora Real Estate | Powered By The Firm Commercial

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