

Carthage Warehouse Complex



2240 S MAIN ST, CARTHAGE, MO 64836

For Lease



For more information please contact:

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Senior Broker

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Curtis Jared

President & CEO

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Carthage Warehouse Complex



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PROPERTY SUMMARY

For Lease



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 2240 S Main St, Carthage, MO, 64836. This expansive property features a large warehouse, offering ample space for a range of industrial and distribution needs. Situated by a major intersection, the property boasts excellent visibility and easy access, ideal for enhancing business exposure and streamlining operations. With additional acreage available, there is ample room for expansion and customization to accommodate evolving business requirements. Don't miss the chance to secure a prominent and versatile space tailored to meet the unique needs of industrial and warehouse tenants.

PROPERTY HIGHLIGHTS

- Located by Major Intersection.
- Great Visibility & Easy Access.
- Large Warehouse.
- Additional Acreage.

OFFERING SUMMARY

Lease Rate:	\$6.00 - 10.00 SF/yr (NNN)
Available SF:	3,760 - 30,205 SF
Lot Size:	2.19 Acres
Building Size:	57,091 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,967	6,618	8,215
Total Population	4,822	18,332	22,721
Average HH Income	\$67,087	\$67,295	\$71,789

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 3,760 - 30,205 SF Lease Rate: \$6.00 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2230 South	Available	8,701 SF	NNN	\$8.00 SF/yr	Free-Standing.
2230 East	Available	3,760 SF	NNN	\$10.00 SF/yr	Free-Standing.
2230 North	Available	30,205 SF	NNN	\$6.00 SF/yr	Free-Standing.

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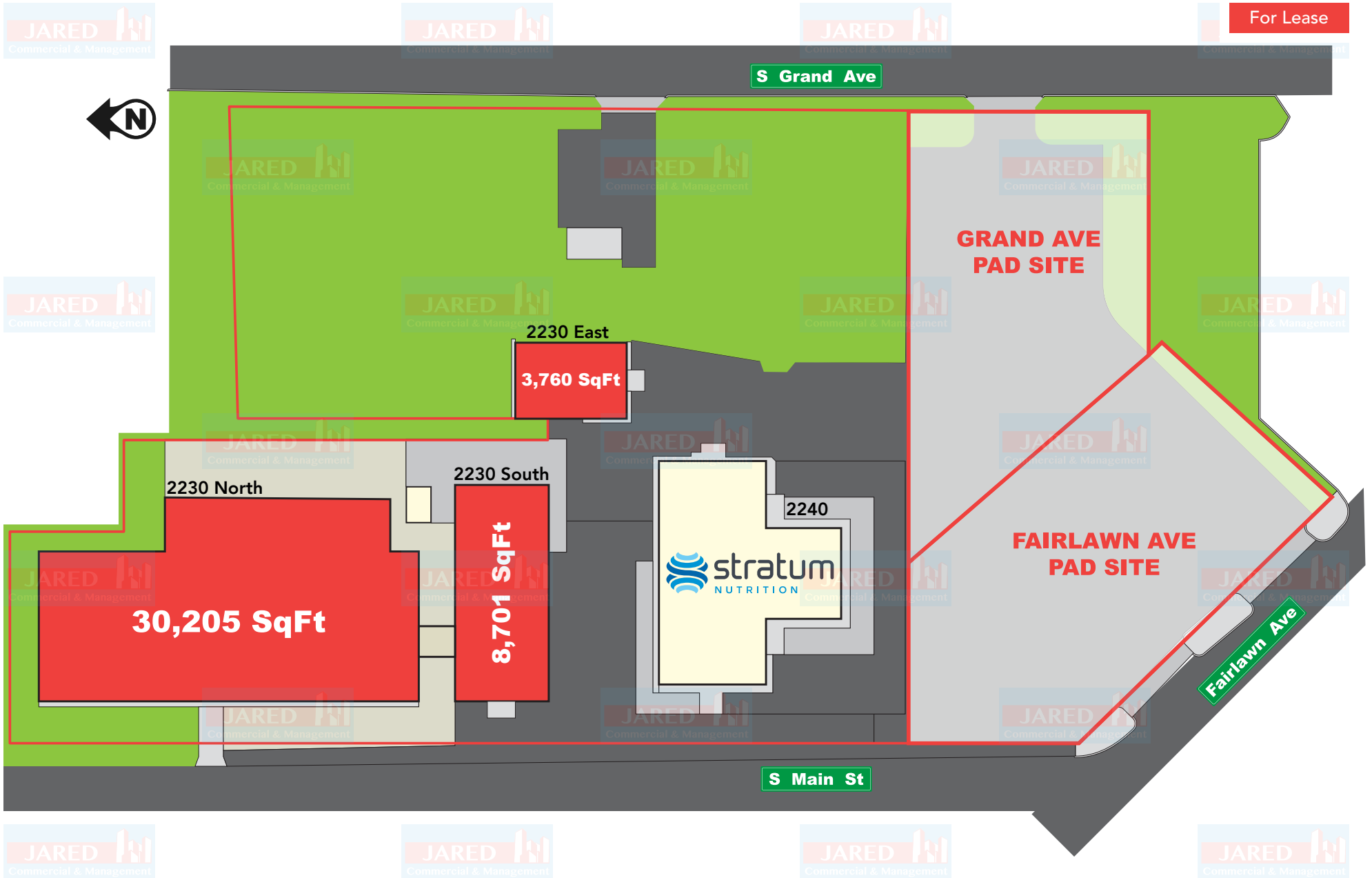
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SITE PLAN

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ADDITIONAL PHOTOS



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RETAILER MAP



For Lease

SITE

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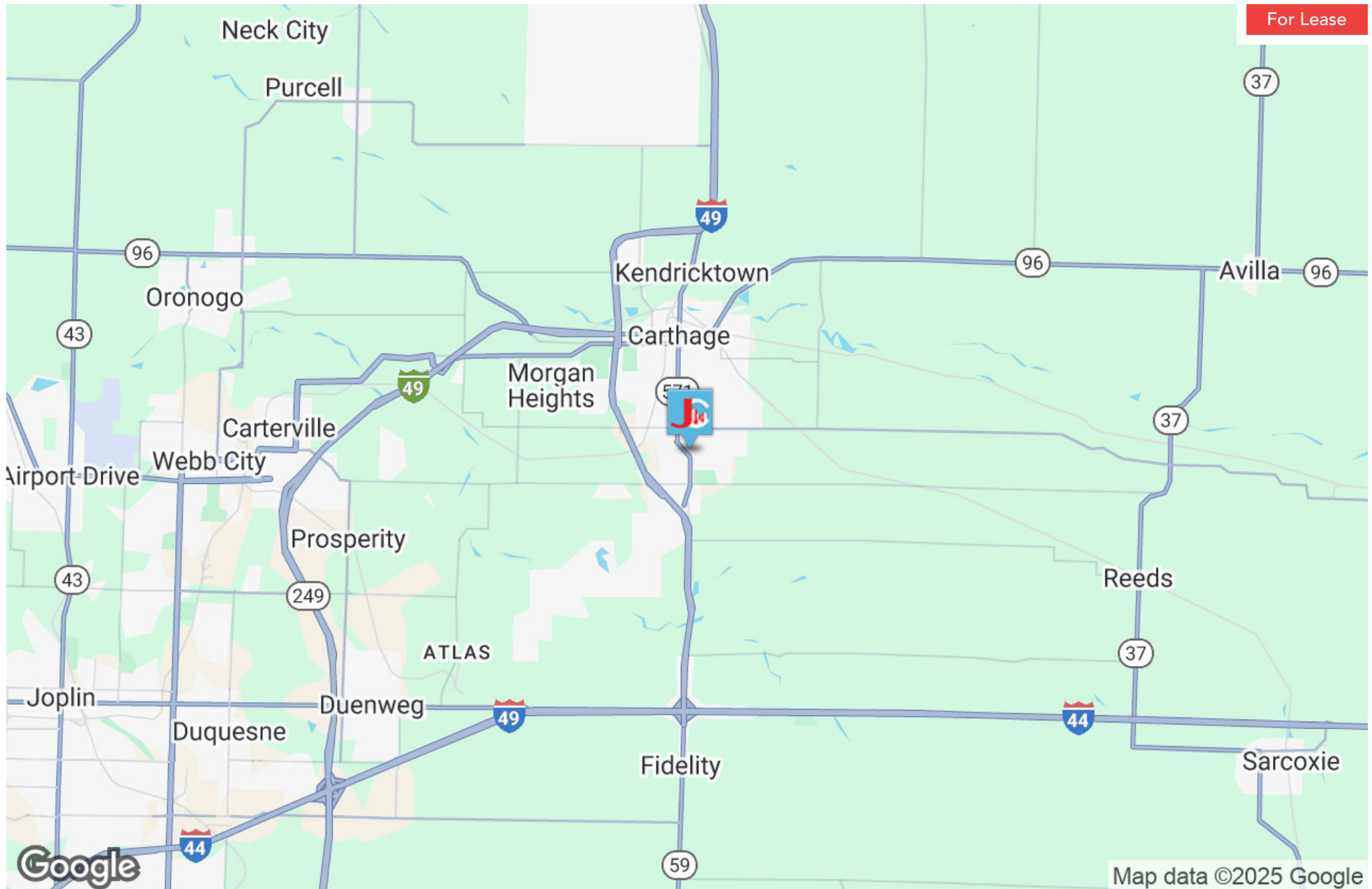
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

For Lease

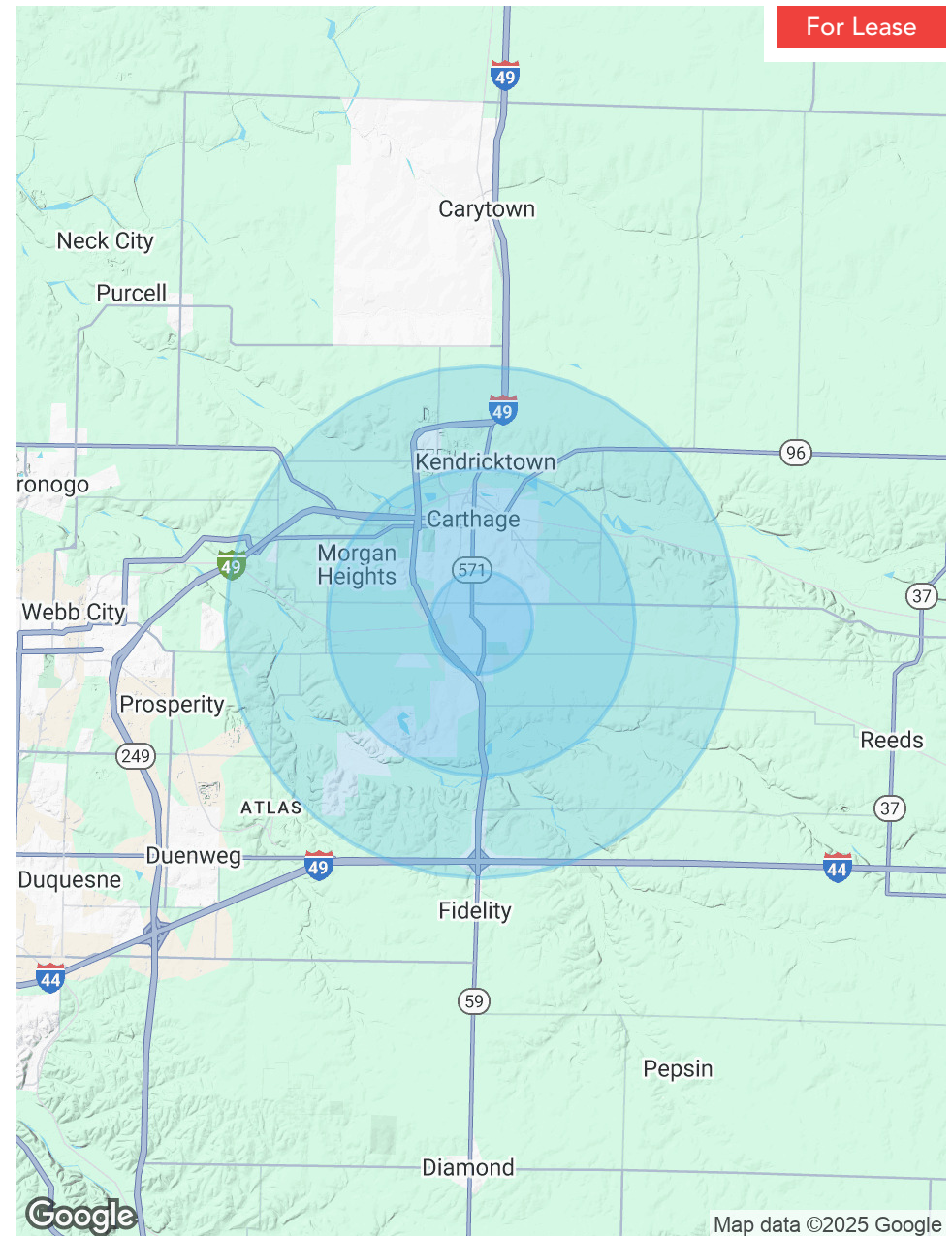
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,822	18,332	22,721
Average Age	42	38	38
Average Age (Male)	40	36	37
Average Age (Female)	44	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,967	6,618	8,215
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$67,087	\$67,295	\$71,789
Average House Value	\$244,026	\$198,921	\$213,287

Demographics data derived from AlphaMap



Google

Map data ©2025 Google

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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
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ADVISOR BIO

For Lease



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | Cell: 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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