

FOR SALE -AND- LEASE

211 Martingale Dr.,
Conway, MO 65632



53 +/- ACRES OF I-44 FRONTAGE WITH A 32,750 SF WAREHOUSE

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

211 Martingale Dr., Conway, MO 65632

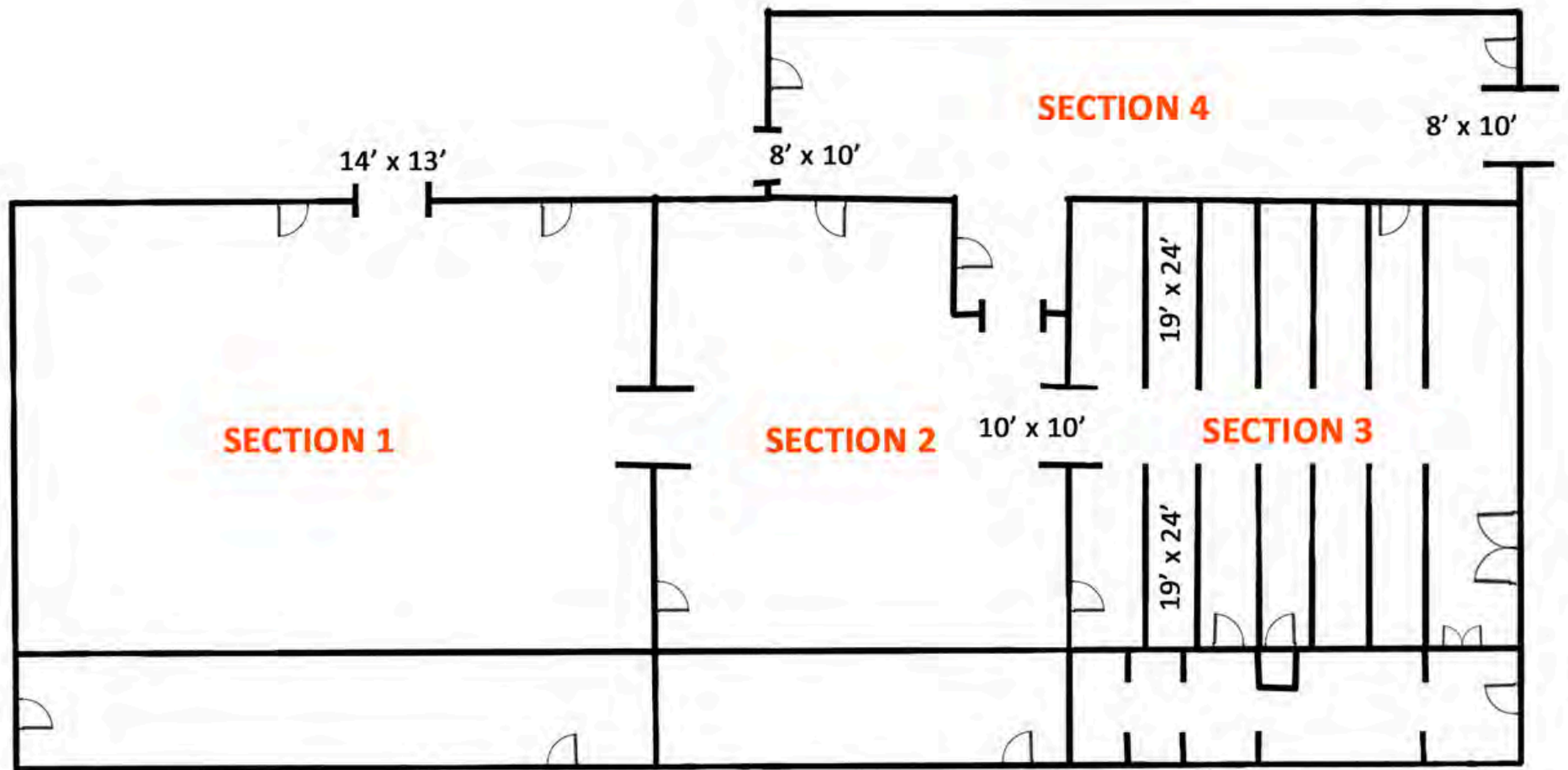


LOCATION OVERVIEW

Property located in Conway, MO 1 mile from Exit 113 Interstate-44 just 15 miles from Lebanon, MO and 30 from Springfield, MO. Conway's strategic value is the strong east-west visibility with quick Interstate connectivity. Land values are going to be cheaper offering less congestion than larger markets and flexible governmental approval processes. Located along the Route 66 historic corridor and adjacent to Interstate 44 with 20,000 vehicles per day passing by.

FLOOR PLAN

211 Martingale Dr., Conway, MO 65632



*Not to scale

BUILDING SECTIONS & INFORMATION

211 Martingale Dr., Conway, MO 65632



- +/- 53 Acres
- 32,750 SF Warehouse - Will Divide
- (3) Drive-In Doors
- 10' - 24' Clear Height
- 3 Billboards - could be utilized for income purposes
- (2) tenants on month to month leases taking up about 40% of the building

SALE PRICE: \$1,500,000

LEASE RATE: \$4.00/SF, NNN

PROPERTY PHOTOS

211 Martingale Dr., Conway, MO 65632

SECTION 1



SECTION 2



SECTION 3



REAR EXTERIOR



INDUSTRIAL PROPERTY SUMMARY

211 MARTINGALE DR

LISTING # 3175

LOCATION DETAILS:

Parcel #: 26-3.0-06-000-000-010.000
County: MO - Laclede
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 32,750
Office SF: 4,000
Warehouse SF: 28,750
Min Divisible SF: 500
Max Contig SF: 32,750
Lot Size: 52.91 Acres
Frontage: 1,955'
Depth: 1,730'
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1987
Renovated: 2025
Clear Ht Min: 10
Clear Ht Max: 24
Bay Spacing: Clear Span
Construction Type: Metal
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: No
AC: No
Lighting: Fluorescent
Sprinklers: None
Insulated: No
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 3
Drive In Door Size: (2) 8'x10'; (1) 14' x 13'

TRANSPORATION:

Interstate Access: I-44, 1 mile
Airport Access: Springfield-Branson National Airport- 45 Miles
Rail Access: No

INDUSTRIAL PROPERTY SUMMARY PG 2

211 MARTINGALE DR

UTILITY INFO:

Water Provider:	Well Water
Water Location:	On Site
Sewer Provider:	Lagoon
Sewer Location:	Lagoon
Gas Provider:	Brooks Gas Co (Propane)
Gas Location:	Propane
Electric Provider:	Laclede Electric Cooperative
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	400
Phase:	1

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$7,040.57
Tax Year:	2025



SALE/LEASE INFORMATION:

Sale Price:	\$1,500,000
Price / SF:	\$45.80
Lease Rate:	\$4.00
Lease Type:	NNN

PROPERTY DESCRIPTION:

There are 30 +/- acres of usable land that is ideal for future interstate related businesses, heavy commercial or industrial type operations. Excess land available for development for outdoor storage, laydown yard or truck parking. The property has 3 existing billboards that could be utilized for income purposes. The 32,750 SF building could be subdivided into 4 sections and leased out to multiple tenants or be converted to self storage units. The site currently has two (2) tenants on month to month leases taking up about 40% of the building.