

FOR SALE
-AND-
FOR LEASE

211 Martingale Dr.,
Conway, MO 65632



53 +/- ACRES OF I-44 FRONTRAGE 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

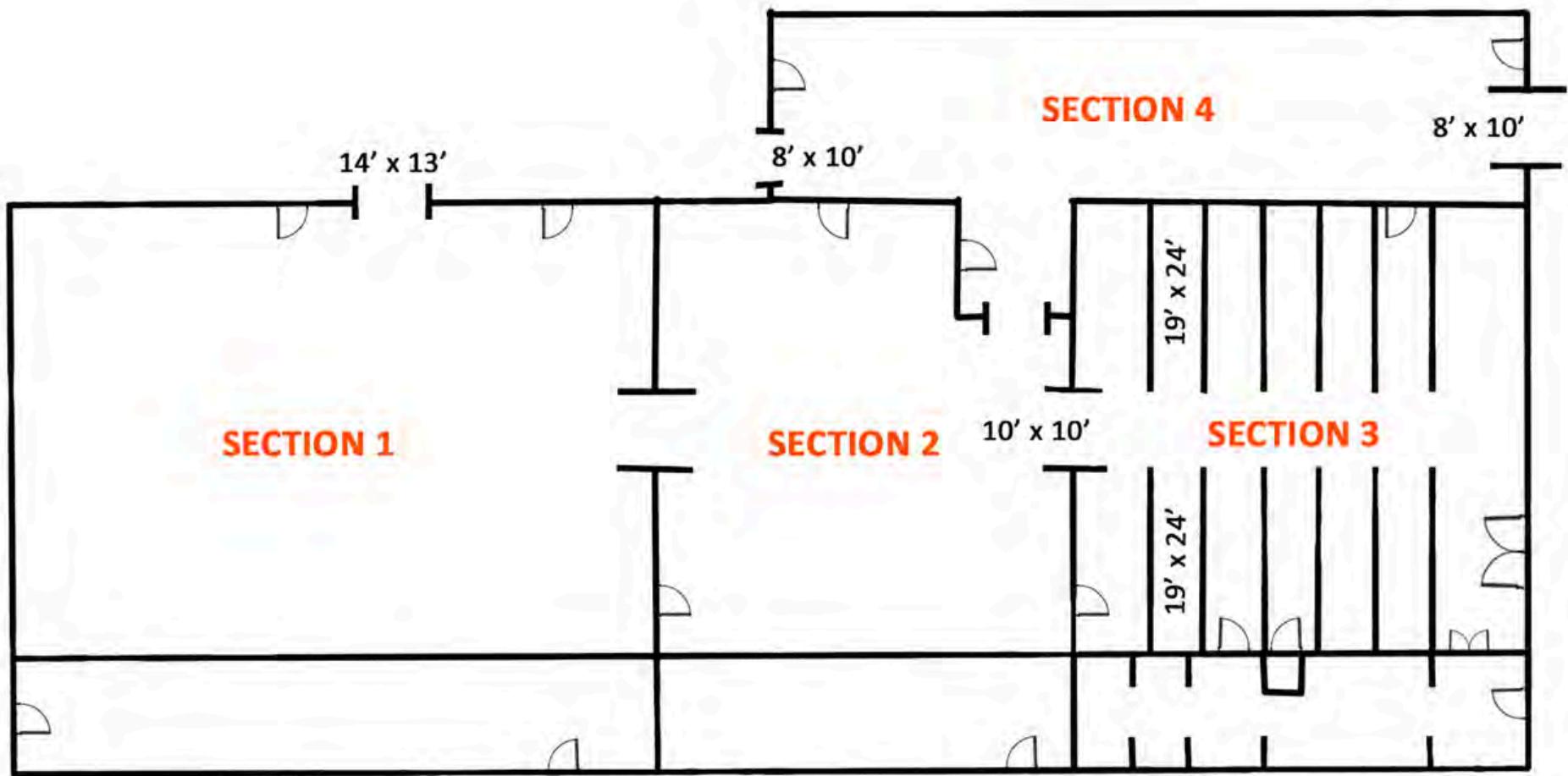


LOCATION OVERVIEW

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	FACILITY INFORMATION:	
LOCATION DETAILS:		Heat:	No
Parcel #:	26-3-06-000-000-010.000	AC:	No
County:	MO - Laclede	Lighting:	Fluorescent
Zoning:	Industrial	Sprinklers:	None
PROPERTY OVERVIEW:			Insulated:
Building SF:	32,750	Ventilation:	Yes
Office SF:	4,000	Compressed Air:	No
Warehouse SF:	28,750	Restrooms Men:	Yes
Min Divisible SF:	500	Restrooms Womens:	Yes
Max Contig SF:	32,750	Showers:	Yes
Lot Size:	52.91 Acres	Floor Drains:	No
Frontage:	1,955'	LOADING & DOORS:	
Depth:	1,730'	# Drive In Doors:	3
Parking Surface Type:	Rock	Drive In Door Size:	(2) 8'x10'; (1) 14' x 13'
Archeological:	No	TRANSPORTATION:	
Environmental:	No	Interstate Access:	I-44, 1 mile
Survey:	No	Airport Access:	Springfield-Branson National Airport- 45 Miles
STRUCTURAL DATA:			Rail Access:
Year Built:	1987		No
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"		

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.