

Willow Terrace Warehouse

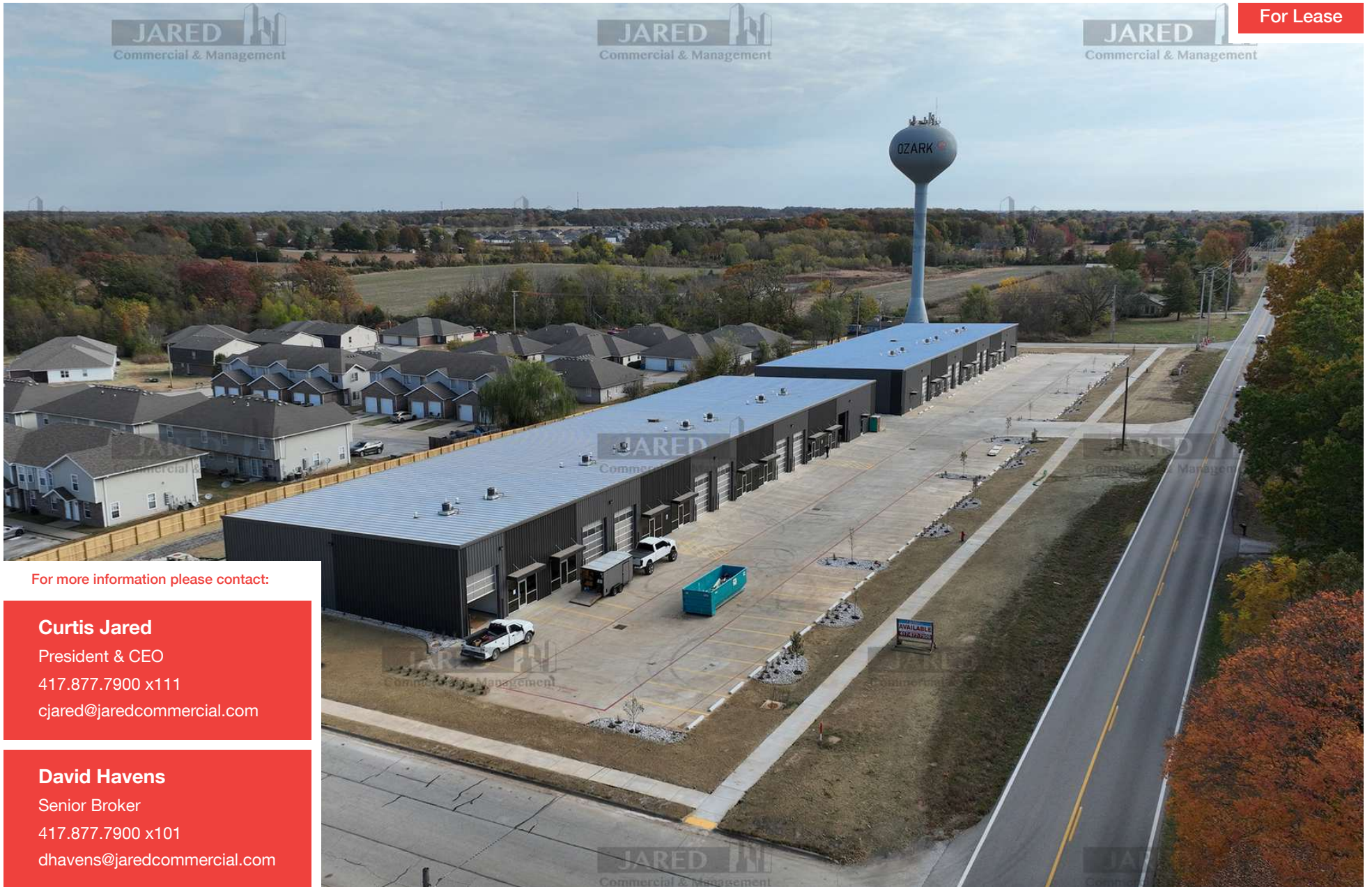


967 & 975 W STATE HWY NN, OZARK, MO 65721

COVER PAGE



For Lease



For more information please contact:

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

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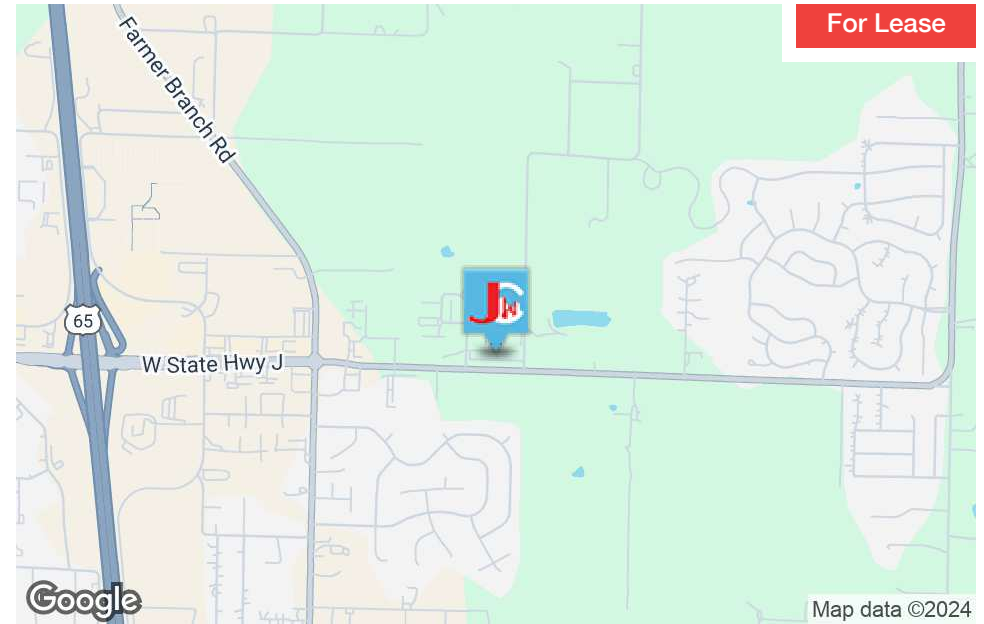
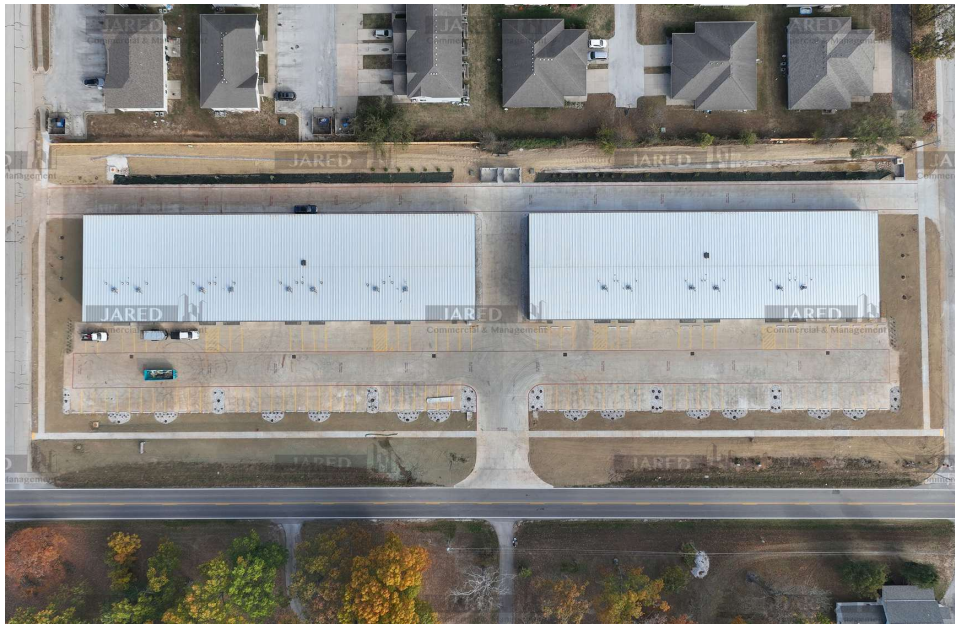
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	42,500 SF
Available SF:	2,500 - 5,000 SF
Number of Units:	13
Year Built:	2024
Zoning:	Industrial
Market:	Ozark, MO

PROPERTY OVERVIEW

Explore the unparalleled leasing opportunity at 967 & 975 W State Hwy NN, Ozark, MO. This newly constructed property, completed in the fall of 2024, offers exceptional visibility and seamless accessibility for businesses seeking a state-of-the-art space. With expansive drive-in bays and impressive ceiling heights ranging from 18.9' to 14.5', this property is thoughtfully designed to accommodate a variety of operational needs. Its proximity to U.S. Hwy 65 enhances connectivity and exposure, making it an attractive choice for businesses looking to establish a prominent presence. Don't miss out on the chance to lease this remarkable property and position your business for success in a thriving commercial landscape.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- Newly Built Fall of 2024.
- Drive in Bays.
- Ceiling Heights are 18.9'-14.5'.
- Close Proximity to U.S. Hwy 65.

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LEASE SPACES



For Lease

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 2,500 - 5,000 SF Lease Rate: \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
967-C	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.
967-D	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.
967-E	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.
967-F	Available	5,000 SF	NNN	\$10.00 SF/yr	End Cap.
975-A	Available	5,000 SF	NNN	\$10.00 SF/yr	End-Cap.
975-B	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.
975-C	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
975-D	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.
975-E	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.
975-F	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.
975-G	Available	2,500 SF	NNN	\$10.00 SF/yr	In-Line.
975-H	Available	2,500 SF	NNN	\$10.00 SF/yr	End-Cap.

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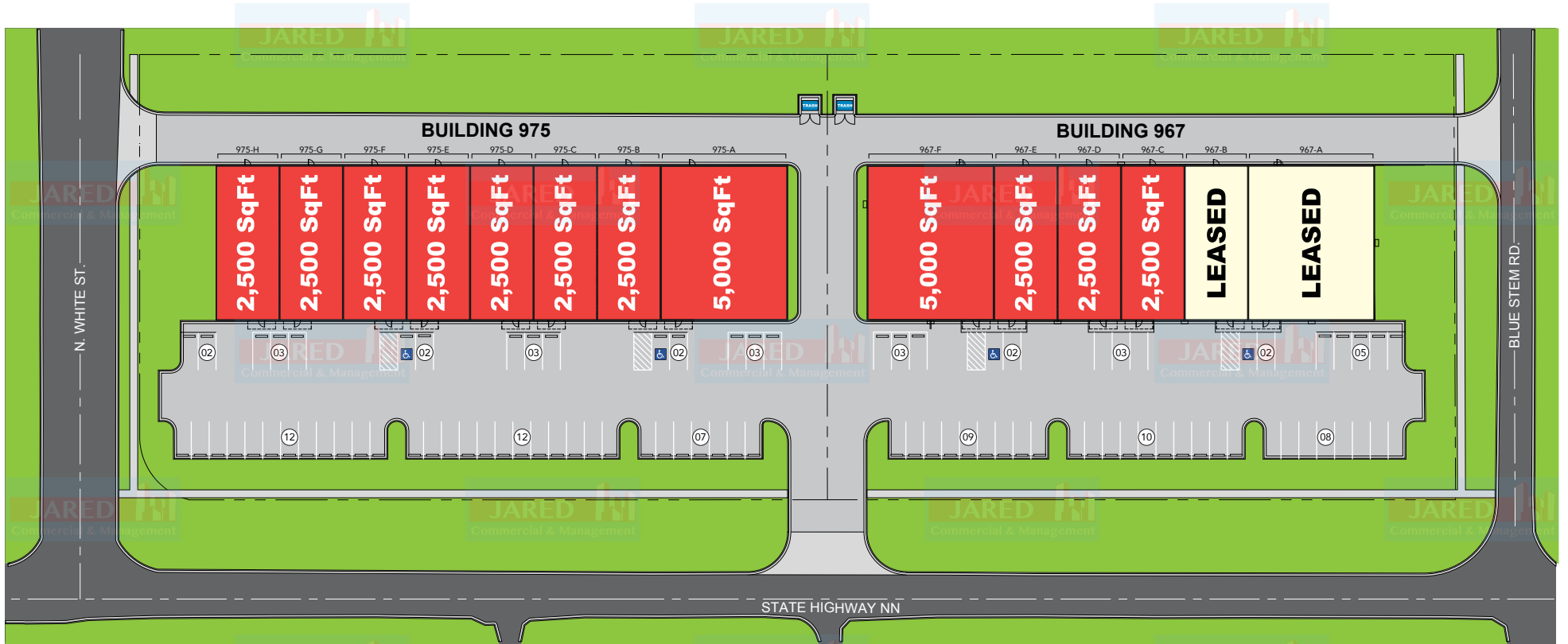
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SITE PLAN



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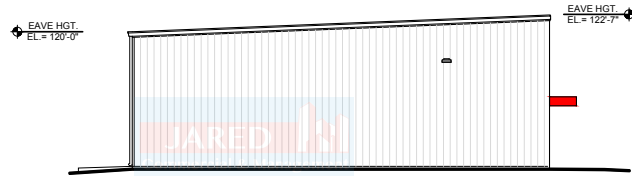
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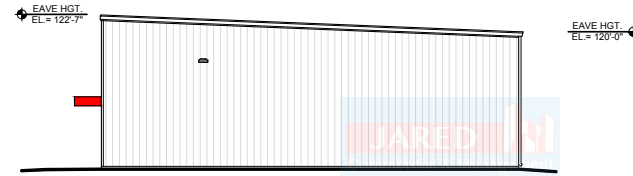
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ELEVATIONS

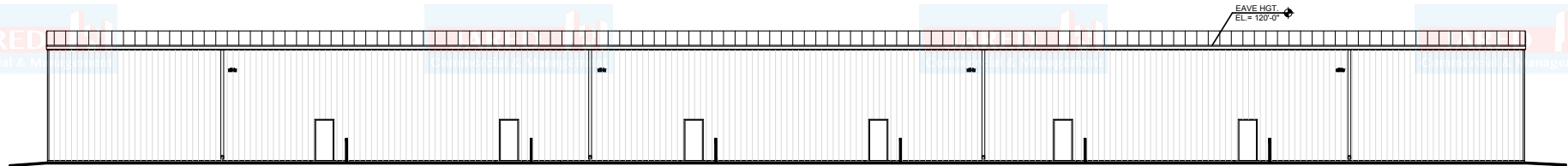
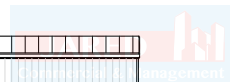
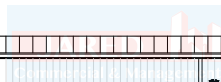
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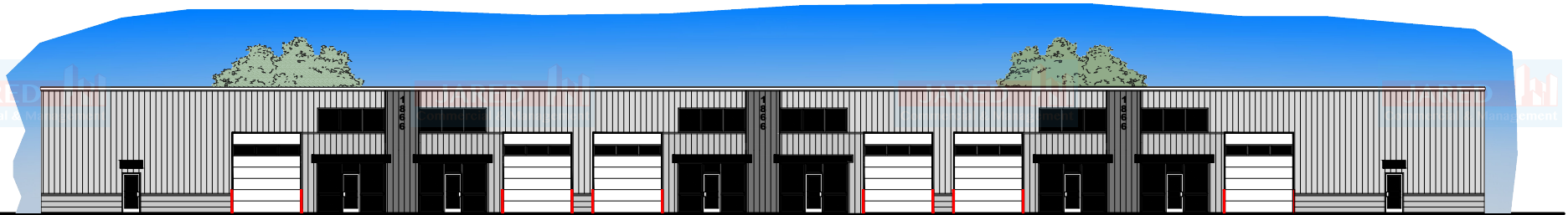
WEST ELEVATION
3/32"=1'-0"



EAST ELEVATION
3/32"=1'-0"



NORTH ELEVATION
3/32"=1'-0"



SOUTH ELEVATION
3/32"=1'-0"



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RETAILER MAP

For Lease



Google

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DEMOGRAPHICS MAP & REPORT

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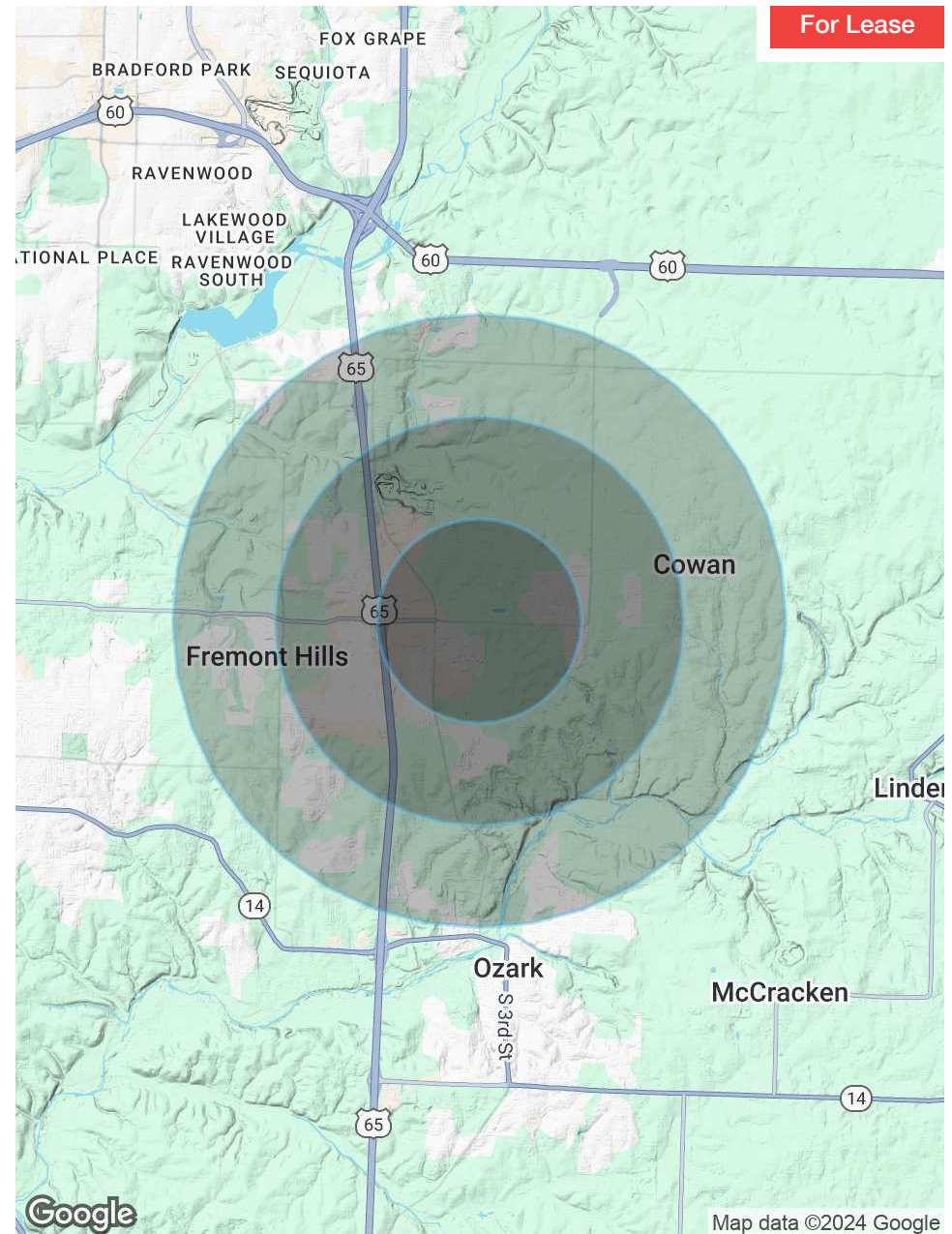
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,039	8,849	16,983
Average Age	34.9	36.8	37.9
Average Age (Male)	34.7	34.2	35.2
Average Age (Female)	36.3	39.6	39.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	863	3,730	6,845
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$82,984	\$78,870	\$88,195
Average House Value	\$525,673	\$295,863	\$342,173

* Demographic data derived from 2020 ACS - US Census



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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

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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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.

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