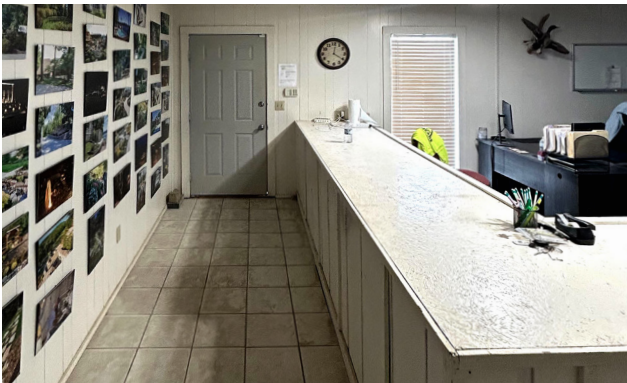


Industrial Office and Warehouse Space

3687 COUNTY RD 42-3, KAISER, MO 65047



For Lease

This industrial property consists of two buildings totaling approximately ~9,000 square feet, including ~8,000 square feet of shop/warehouse space and ~1,000 square feet of office space. Built in 1985, the facility offers five bays between the two buildings, 18-foot clear ceilings, and 14-foot roll-up doors, making it suitable for a wide range of industrial users.

The property includes 12 dedicated parking spaces and a single-story layout designed for efficient operations. Located in a growing area, it presents a strong opportunity for businesses seeking functional and flexible industrial space.

Lease Price	\$8.00/SF (NNN)
Property Type	Industrial
Sale Type	Investment or Owner User
Lot Size	0.76 AC
Building Area	~9,000 SF
No. Stories	1
Year Built	1985
Tenancy	Single
Clear Ceiling Height	18 FT
Drive In/Grade-Level Doors	5 Bays
Zoning Description	Industrial

Walker Oglesby
walker@tpgrepartners.com | (205) 478-0142

TPG Real Estate Partners
1431 Cinnamon Hill Ln, Ste 104. Columbia, MO 65201