



21,600 SF OF INDUSTRIAL BUILDINGS ON 3.17 ACRES

4930 NASH RD, SCOTT CITY, MO 63780

FOR SALE

Presented By:

TOM KELSEY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional opportunity in the industrial sector: 4930 Nash Rd offers a 21,600 SF property designed for efficiency and productivity. This expansive site encompasses a 7,200 SF office and warehouse building, a 4,800 SF warehouse/shop building, an 8,000 SF open-sided equipment building, and a 1,600 SF shop storage building, ideally suited for Industrial/Warehouse/Distribution operations. The property sits on a fenced, 3.17-acre lot, showcasing various drive-in doors and a truck dock.

PROPERTY HIGHLIGHTS

- Great Industrial Park Location
- 7,200 SF Office & Warehouse Building
- 4,800 SF Warehouse/Shop Building
- 8,000 SF Open Sided Equipment Bldg.
- 1,600 SF Shop Storage Building
- 3.17 Acres Fenced Graveled Lot
- Various Drive-in Doors & Truck Dock

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	133,402 SF
Building Size:	21,600 SF

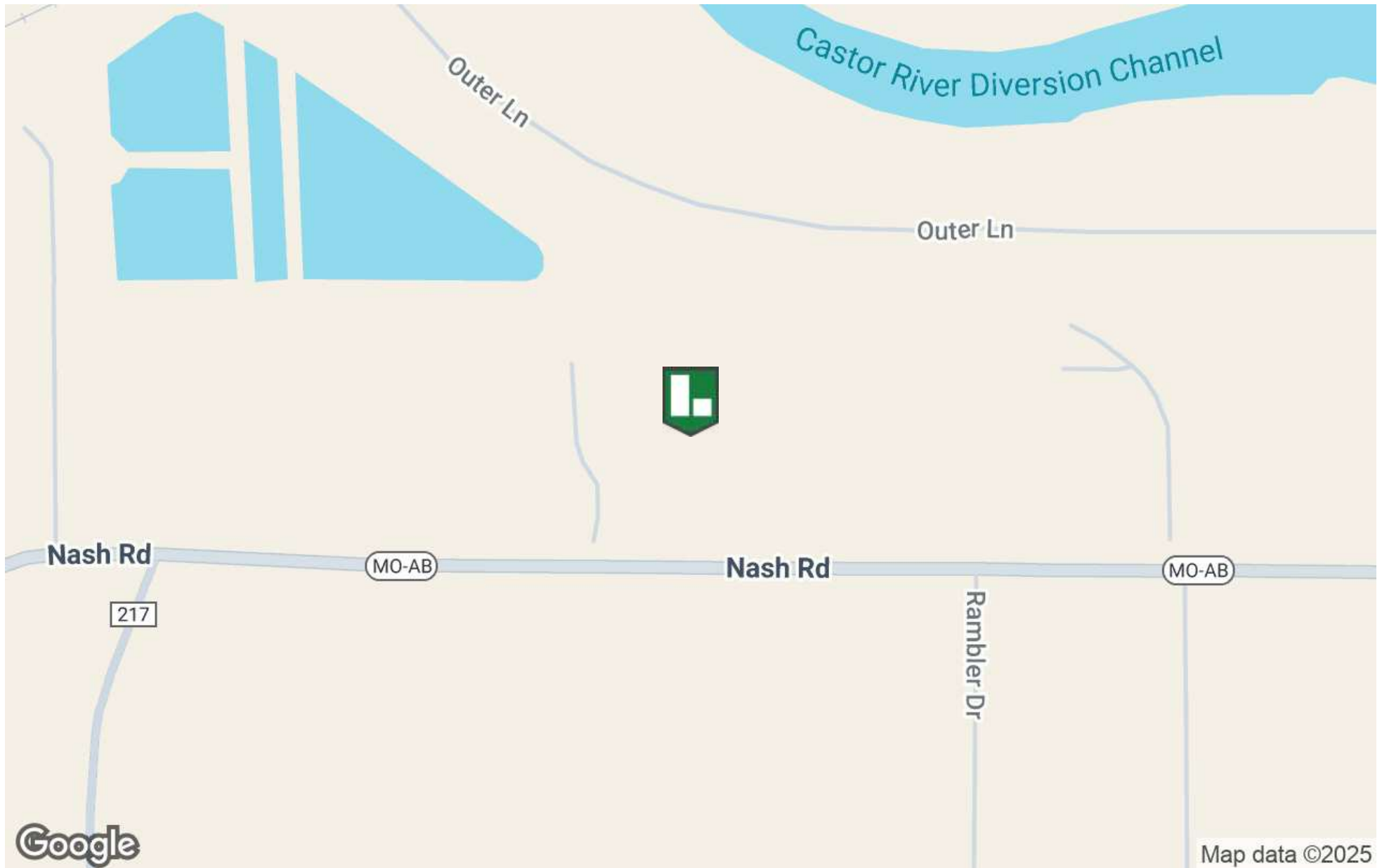
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	2
Total Population	0	0	5
Average HH Income	\$0	\$115,857	\$106,562

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ADDITIONAL PHOTOS



LOCATION MAP



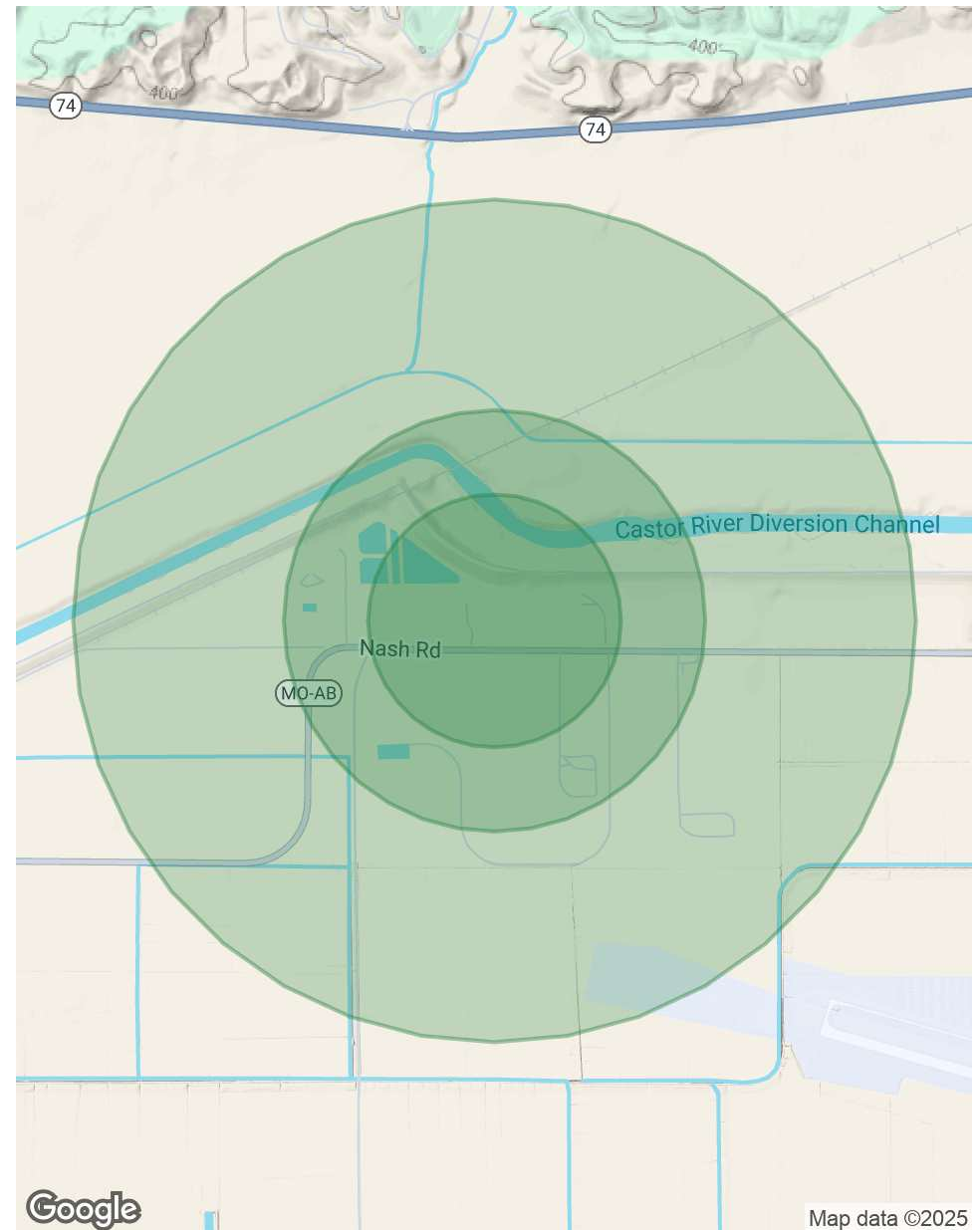
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	0	5
Average Age	0	42	42
Average Age (Male)	0	41	41
Average Age (Female)	0	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	2
# of Persons per HH	0	0	2.5
Average HH Income	\$0	\$115,857	\$106,562
Average House Value		\$423,694	\$398,099

Demographics data derived from AlphaMap



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4930 Nash Road - Scott City, MO

3.17 ACRE TRACT
RECORDED IN DOC. NO. 2024-00840

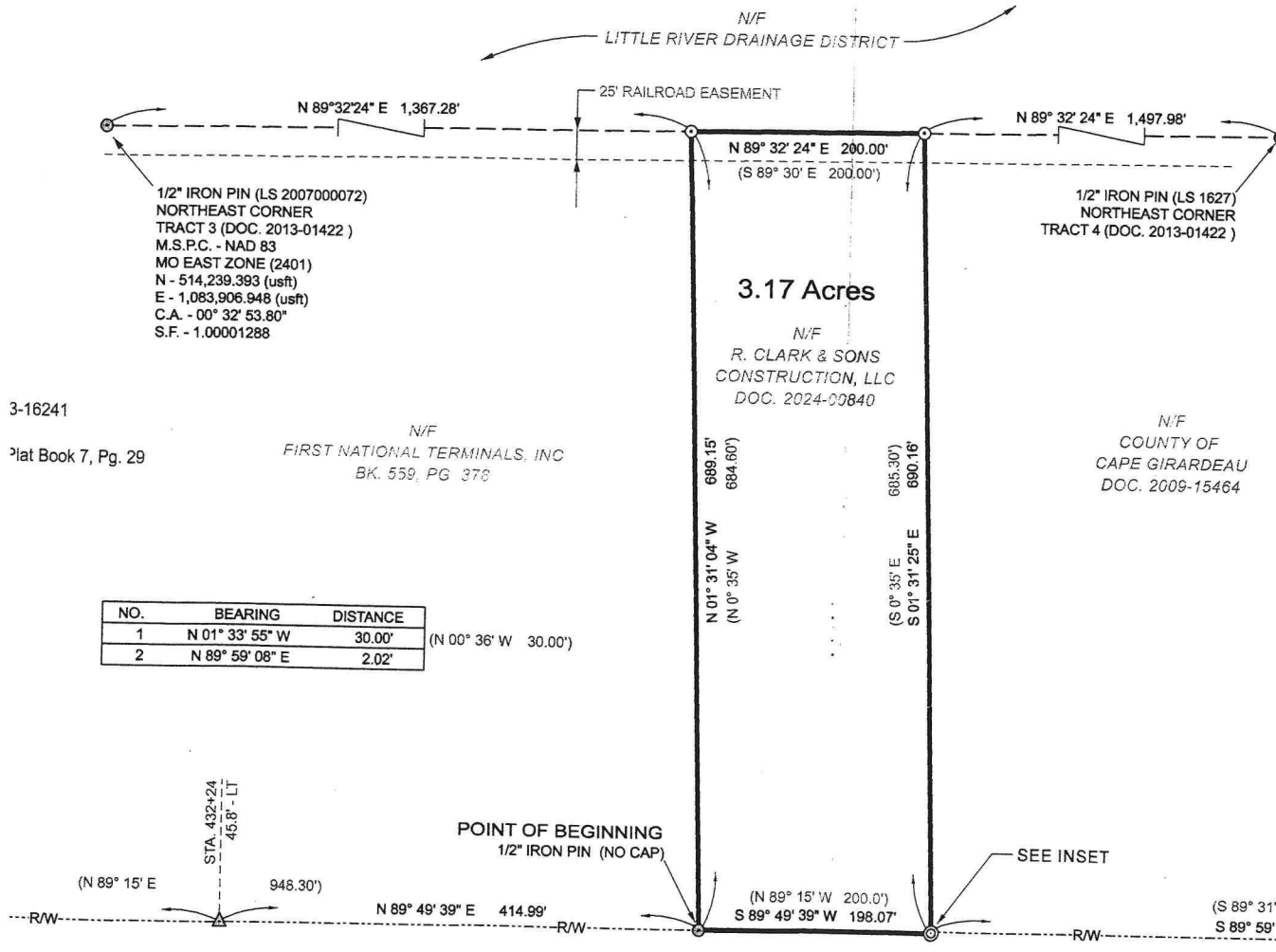
A PART OF THE NE 1/4, SECTION 27,
T 30 N, R 13 E, OF THE 5th P.M.

COUNTY OF CAPE GIRARDEAU,
STATE OF MISSOURI

DESCRIPTION OF RECORD: DOC. NO. 2024-00840

A tract of land containing 3.145 acres, more or less, located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 30 North, Range 13 East Cape Girardeau County, Missouri, described as follows:

Start at the Southwest corner of the Northeast Quarter of said Section 27; Thence North 00° 36' West along the center of Section 27, 30.0 feet to an intersection with the north right-of-way line of the Nash Road; Thence South 89° 15' East along said north right-of-way line, 948.3 feet for the Point of Beginning; Thence North 00° 35' West 684.6 feet for a corner in the South right-of-way line of the Headwater Diversion System of The Little River Drainage District; Thence South 89° 30' East, along said South right-of-way line, 200.0 feet for a corner; Thence South 00° 35' East, 685.3 feet for a corner in the North right-of-way line of the Nash Road; Thence North 89° 15' West, along said north line, 200.0 feet to the Point of Beginning and is a part of Parcel No. 2 of the Greater Cape Girardeau Development Corporation lands, recorded in Plat Book 7 at Page 29.



3-16241

Plat Book 7, Pg. 29