

FOR SALE/LEASE UP TO 53,390 SF



102 W FRONT ST.

MOUNTAIN GROVE, MO, 65711

\$1,300,000 | \$2.25/SQFT

Property Details

- 53,390 SF POTENTIALLY DIVISIBLE
- LARGE PULL-THROUGH ASPHALT YARD
- BNSF RAILWAY ADJACENT
- MO-60 CONNECTIVITY TO SEVERAL MARKETS

For more information contact:

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FOR SALE/LEASE PROPERTY SUMMARY



- Now available, is up to 53,390 +/- square feet of red iron framed (bearing) manufacturing/warehouse space.
- Building is potentially divisible and tenant improvement is possible.
- Site has 3 areas of access and is adjacent to BNSF railroad (previously with spur).
- The ingress and egress is arranged in a "pull-through" configuration and accommodates a large asphalt yard.
- The building features loading dock with overhead door. Drive-in doors include: 12x10, 12x14, 18x14, 12x10, & 12x12. All drive-in doors are on the gable end to allow for taller doors - the building is 16ft +/- at the eave.
- The trade area features easy connectivity along MO-60 for additional labor force opportunities. Reasonable market connectivity exists for the Springfield, Joplin, Tulsa, Memphis, St. Louis, and Kansas City markets.
- Building has 500kVa 3-phase power as well as single phase. Real Estate Taxes only around \$0.06/sqft.



FOR SALE/LEASE PHOTOS



FOR SALE/LEASE PARCEL



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FOR SALE/LEASE RAILWAY



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