

31,299 SQFT WAREHOUSE SPACE FOR REDEVELOPMENT FOR LEASE/SALE

\$1,000,000

Fully Equipped for tank Manufacturing/Production

📍 **1003 West Fairview Avenue Carthage, MO 64836**



About the property

This 4.9-acre industrial property is located at 1003 West Fairview Avenue in Carthage, MO. With a total of 31,299 sqft of free-span warehouse space and ceiling heights ranging from 20 to 30 ft, this property offers ample room for various industrial operations. Currently zoned as heavy industrial and situated in Carthage's Enhanced Enterprise Zone Tax Credit Program, this property presents an excellent investment opportunity.

Amy Hunt



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KELLERWILLIAMS, REALTY

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Previously utilized as a tank manufacturing plant, the property still houses the tank/steel manufacturing equipment. Whether you are interested in purchasing the property with the equipment or solely the real estate, the options are available to suit your needs. For leasing inquiries, the property can be leased at \$2.40/sqft on a gross lease basis. Whether you need the entire warehouse space or a portion of it, flexible leasing arrangements can be made.

Purchase Option:
Equipment + Property for \$1,200,000

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🏠 Industrial Property Details:

- Property Type: Industrial/Warehouse
- Total Land Size: 4.9 acres
- Warehouse Space: 31,299 sqft
- Ceiling Heights: 20-30 ft
- Zoning: Heavy Industrial
- Enhanced Enterprise Zone Tax Credit Program
- Adjacent to railroad
- Former Tank Manufacturing Plant

🔧 Property Features:

- Free Span Warehouse Space
- Tank/Steel Manufacturing Equipment (Optional)
- Loading Docks
- Multiple Overhead Doors
- Lease Option: \$2.40/sqft (Gross Lease)
- Purchase Option: Equipment + Property for \$1,200,000
- Purchase with real estate for only \$1,000,000

📷 **Viewings & Inquiries: To schedule a viewing or for more information, please contact:**

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