



821 State Hwy 47

821 State Hwy 47, Warrenton, MO 63383



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821 State Hwy 47

\$6.50 /SF/YR

Built in 2023, this 8,240-square-foot commercial warehouse in Warrenton, Missouri offers an exceptional combination of functionality, durability, and convenience. Designed to accommodate a wide range of industrial, storage, and service uses, the property delivers efficient access, modern construction, and a prime location just minutes from Highway 47.

The building features four electric overhead garage doors, a dedicated loading dock, and three walk-through entry doors, allowing for smooth logistics and flexible daily operations. Inside, the warehouse is well-lit throughout, creating a bright, safe, and efficient working environment.

The...

- Newer Construction (2023)
- Commercial Warehouse
- 6" Interior Concrete Deck
- (4) Large Overhead Garage Doors
- (3) Walkthrough Doors
- (1) 16' Wide Loading Dock



| | |
|--------------|---------------|
| Rental Rate: | \$6.50 /SF/YR |
|--------------|---------------|

| | |
|----------------|------------|
| Property Type: | Industrial |
|----------------|------------|

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|-------------------|-----------|
| Property Subtype: | Warehouse |
|-------------------|-----------|

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|-------------------------|----------|
| Rentable Building Area: | 8,240 SF |
|-------------------------|----------|

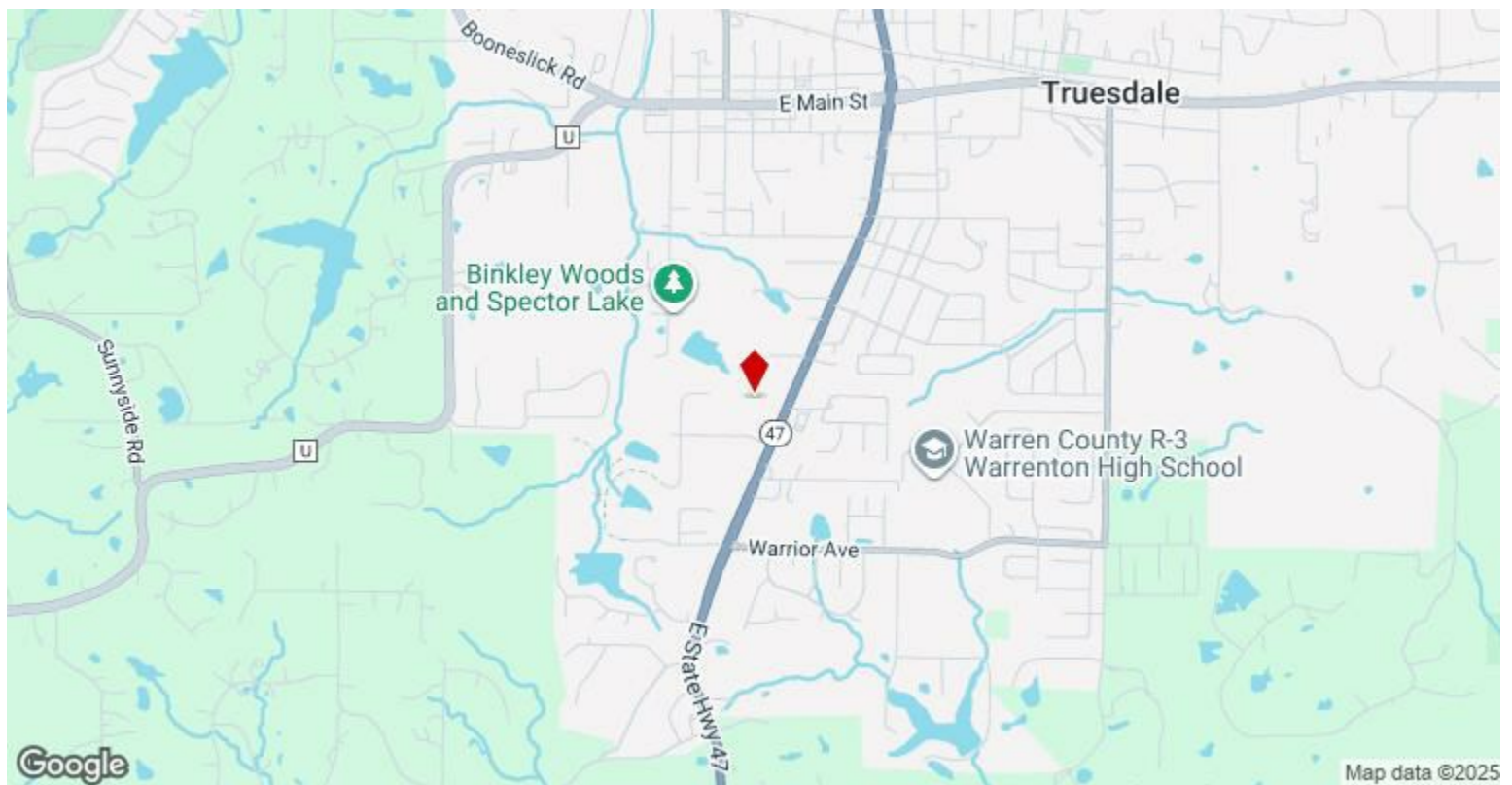
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|-------------|------|
| Year Built: | 2023 |
|-------------|------|

| | |
|-----------------|---------------|
| Rental Rate Mo: | \$0.54 /SF/MO |
|-----------------|---------------|

1

1st Floor

| | |
|-----------------|-------------------|
| Space Available | 8,240 SF |
| Rental Rate | \$6.50 /SF/YR |
| Date Available | December 19, 2025 |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Industrial |
| Lease Term | Negotiable |



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The exterior showcases low-maintenance metal siding and a metal roof, ensuring long-term durability. Additional amenities include a restroom, concrete deck, exterior lighting for nighttime safety, and a concrete parking lot with a large turnaround area capable of accommodating various vehicle and truck sizes.

Located in a highly accessible area with excellent visibility and easy ingress/egress from Highway 47, this property is ideal for distribution, light manufacturing, contractor operations, or warehouse storage. An office build-out is available and can be constructed to suit the tenant's needs.

Lease Terms

- Minimum one-year lease (subject to credit approval)
- Modified Gross Lease
- Base rent plus cost of property and liability insurance for the building
- \$2,500 annual real estate tax reimbursement
- Tenant pays all utilities
- Tenant responsible for 30% of snow removal costs

Property Photos



Property Photos



Front Exterior



Front/Side Exterior

Property Photos



Property Photos



Parking Lot



Parking Lot from Loading Dock

Property Photos



Property Photos



Interior



Interior

Property Photos



Property Photos



Interior