

625 W Main Street, Carterville, MO 64835

FOR LEASE



Property Overview

Warehouse space available for lease at 625 W Main Street in Carterville, Missouri. This $\pm 5,300$ square foot standalone building offers primarily free-span warehouse space, providing flexibility for a variety of storage, light industrial, or service uses. The property includes three overhead doors, one restroom, and a small breakroom area.

Constructed in 1977, the building features a concrete floor, metal roof, and 16-foot clear ceiling height. Utilities include electric, natural gas, city water, and city sewer. Located within city limits with private parking, this property offers convenient access to Route 66 and surrounding communities. Gross lease with tenant responsible for utilities.

Property Highlights

- $\pm 5,300$ SF free-span warehouse space
- Standalone building
- Three overhead doors
- Two 12-foot doors
- One 14-foot door
- 16-foot clear ceiling height
- Concrete flooring
- One restroom
- Small breakroom area
- 220 power and single-phase electric
- Private lot parking
- Metal roof

Property Details

Price:	\$2,200 per month
Building SF:	$\pm 5,300$ SF
Warehouse SF:	$\pm 5,300$ SF
Lot Size:	0.26 Acres
Property Type:	Warehouse/Commercial
Floors:	1
Lease Term:	12 months
Lease Type:	Gross
Type:	Industrial
Occupancy:	Vacant

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