

**STORAGE SITE & LAND FOR SALE**

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**+/- 13 ACRES/  
STORAGE SITE  
FOR SALE IN  
OZARK MO**

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5560 N 22nd St  
Ozark, MO 65721

2381 W Spring Drive  
Ozark, MO 65721

Presented By

**GERALD ZAMORA**

*Senior Advisor*

417.522.9940

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1715 W James River Rd  
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Sale Price	<b>\$6,950,000</b>
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**BUILDING INFORMATION**

Storage Space	68,622 SF
Portable Storage Space	7,600 SF
Outdoor Storage Spaces	48+
Building Class	B+
Occupancy %	97.0%
Number of Grade Level Doors	174
Year Built	2004/2010
Number of Lots	2
Number of Buildings	6

**STORAGE UNIT BREAKDOWN**

(13' x 42') with 10.5' x 14' G/L Door	14
(13' x 42") with 10.5' x 12' G/L Door	14
(12' x 35") with 10' x 12' G/L Door	17
(12' x 35") with 10' x 10' G/L Door	17
(12' x 32') with 10' x 10' G/L Door	56
(12' x 28') with 10' x 8' G/L Door	56
Portable Fiberglass Units	66
Outdoor Storage	48+

**LOCATION INFORMATION**

Building Name	+/- 13 Acre Storage Facility in Ozark MO
Street Address	5560 N 22nd St Ozark MO 2381 W Spring Dr Ozark MO
City, State, Zip	Ozark, MO 65721
County	Christian
Market	Ozark
Sub-market	Springfield
Cross-Streets	Spring Drive & 22nd Street
Township	27
Range	21
Section	36
Nearest Highway	Hwy 65

**PROPERTY INFORMATION**

Property Type	Industrial/Land
Property Subtype	Self Storage
Lot Size	13 Acres
APN #	11020400000003004 and 110204000000067008
Lot Depth	945 ft

**AMENITIES**

24/7 Call Center	24/7 Access
Drive-up Access	RV, Car & Boat Parking
Fenced & Gated	Covered Parking
Online Bill Pay	Uncovered Parking
Quick & Easy	Power



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**INVESTMENT HIGHLIGHTS**

- Value-Add Potential with +/- 7.59 Acres still Buildable
- 68,622 SF of Storage Space
- 174 Red-iron, Fully Insulated Units with Electricity
- 7,600 SF of Portable Fiberglass Storage Units
- 66 Portable Fiberglass Units
- 48+ Parking Spaces are Available for Outdoor Storage
- 97% Occupancy Rate
- Exterior Lighting and Security Cameras are On-site
- Fully Fenced with Key-pad Entry and Electrotonic Gate
- No Existing Sinkholes or Flood Zones
- City Sewer and City Water Available

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$6,950,000
<b>Storage Space:</b>	68,622 SF
<b>Portable Storage Space:</b>	7,600 SF
<b>Lot Size:</b>	13 Acres
<b>Market:</b>	Ozark
<b>Zoning:</b>	General Commercial & Office / Warehouse
<b>RE Taxes:</b>	\$35,118.13
<b>APN:</b>	11020400000003004 & 11020400000067008

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,154	4,496	8,931
Total Population	2,833	11,698	23,572
Average HH Income	\$88,856	\$99,138	\$107,475



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REAL ESTATE  
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# OZARK SELF-RV-BOAT STORAGE



## OVERVIEW

Ozark Storage in Ozark, MO, offers top-notch amenities including 24/7 access, drive-up access, and both indoor and outdoor boat, RV, and vehicle parking. Our fenced and gated facility ensures security, while our call center and remote office provide convenient support. Enjoy online bill pay, power options, and uncovered parking for added flexibility.



## FEATURES & AMENITIES

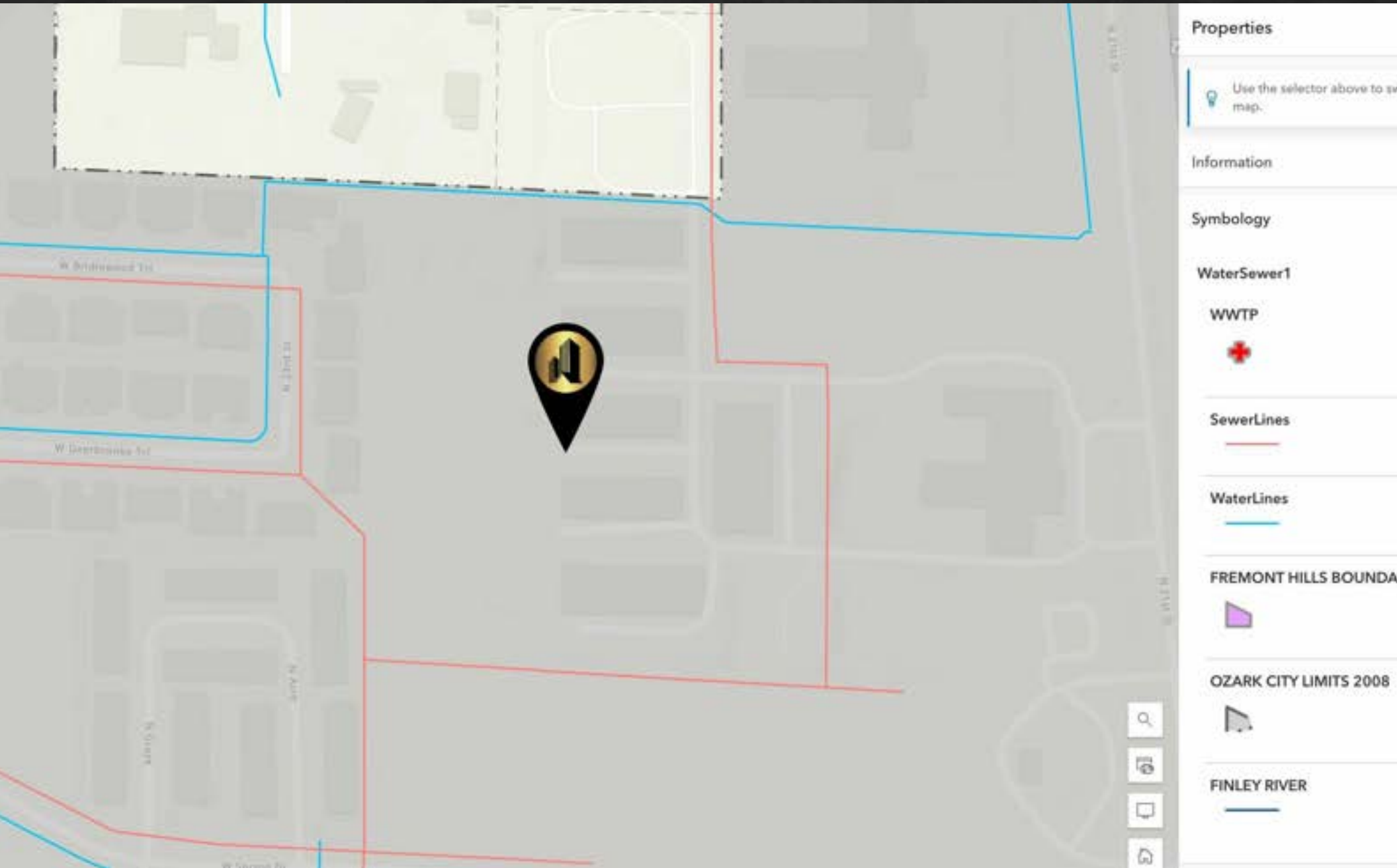
- Indoor and Outdoor Boat/RV/Vehicle Parking
- Uncovered Parking
- 24/7 Access
- Drive-up Access
- Call Center/Remote Office
- Fenced and Gated
- Online Bill Pay
- Power



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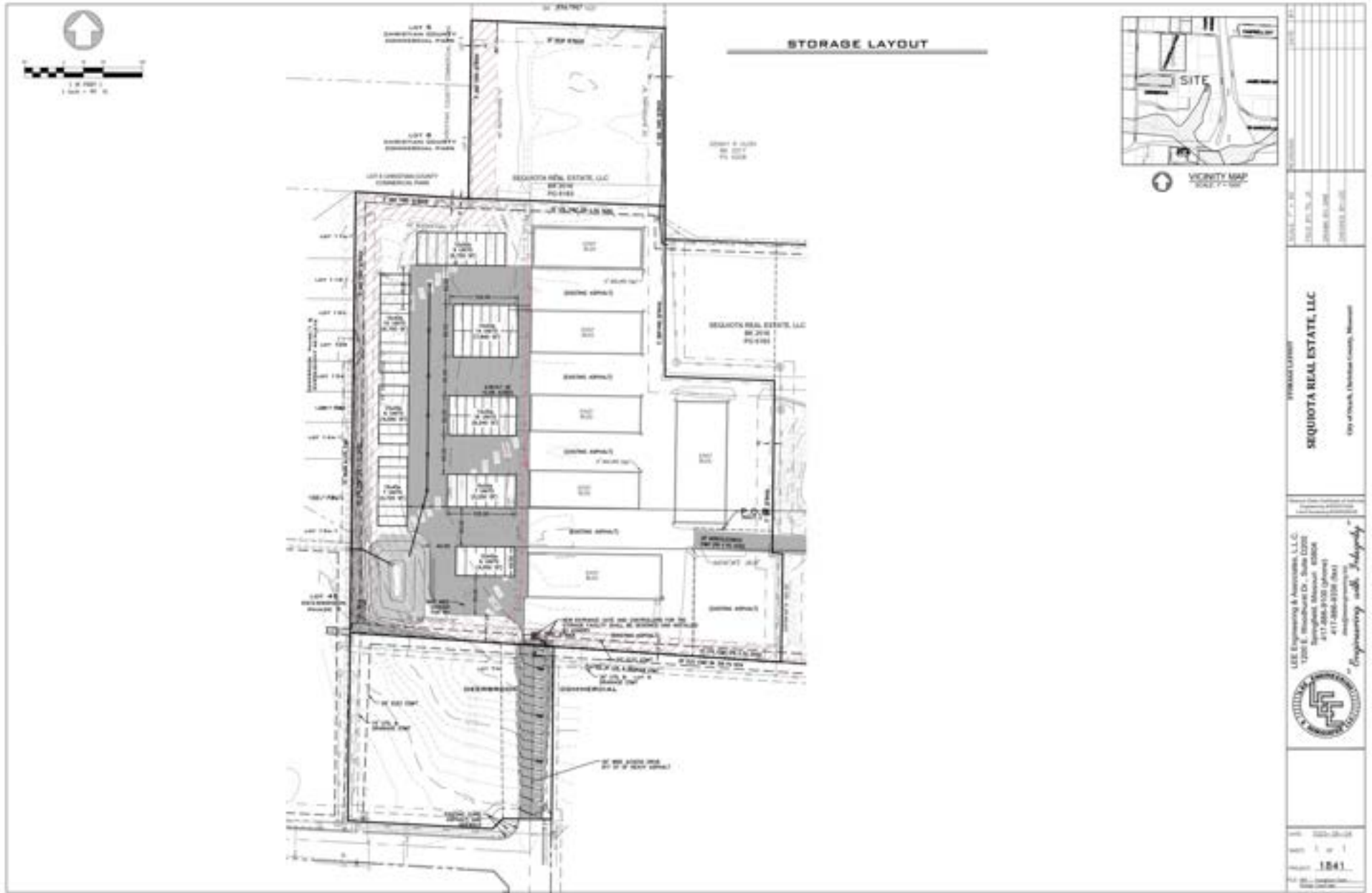
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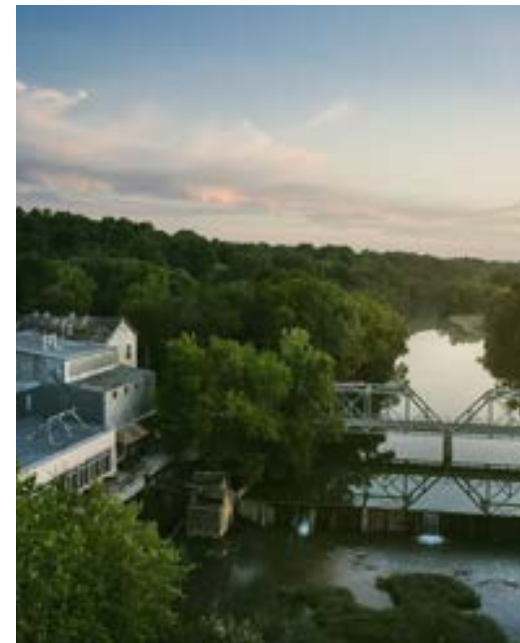
Map data ©2026 Imagery ©2026 Airbus Maxar Technologies



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# Ozark, Missouri



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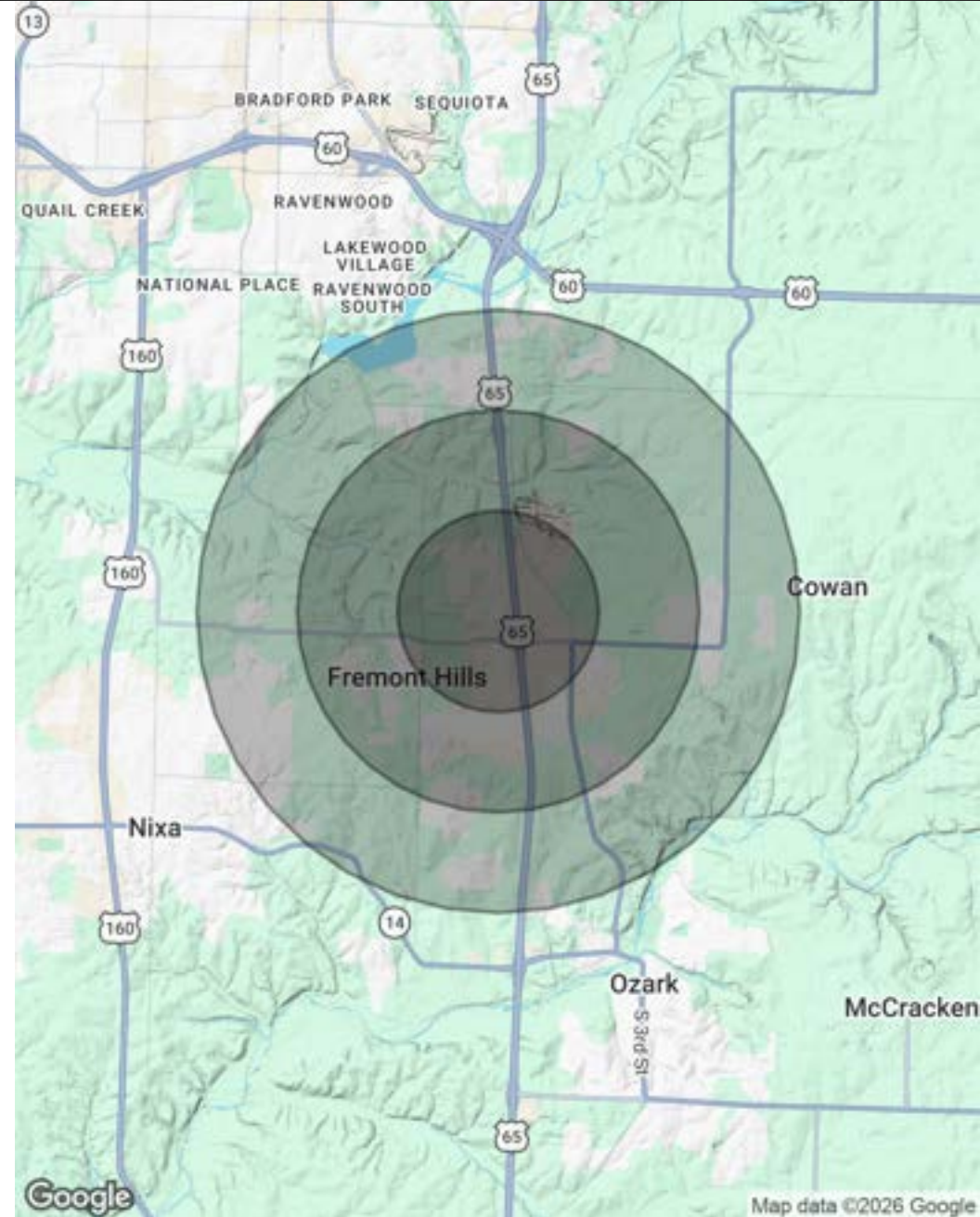


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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,833	11,698	23,572
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,154	4,496	8,931
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$88,856	\$99,138	\$107,475
Average House Value	\$313,354	\$338,547	\$353,912

*Demographics data derived from AlphaMap*



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**PROFESSIONAL BACKGROUND**

Gerald Zamora - Senior Advisor  
Zamora Real Estate | Powered By The Firm Commercial  
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Gerald serves as a Commercial Real Estate Advisor with Zamora Real Estate - Powered By The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20+ years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a “high level service”.

- 2021 Trusted Advisers Commercial Realtor
- 2022 CoStar POWERBROKER Top Broker Winner
- 2023 CREXI Platinum Broker Award Winner
- 2023 CoStar Power Broker - Zamora Real Estate

Mike Taras  
Commercial Agent

Crystal Brinell  
Transaction Coordinator  
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