

**FOR SALE**

20451 W HWY / W OLD ROUTE 66 | LEBANON, MO 65536



### INDUSTRIAL MULTI-BUILDING COMPLEX PROPERTY

- 26,726 SF m/l
- Four Free-Standing buildings
- Paved Parking 11-15 Spaces
- Multiple Ground Level Doors
- 37.03 Acres M/L
- Zoned - County
- 1,200 lf Old Route 66 Frontage
- Easy 44 Highway Access

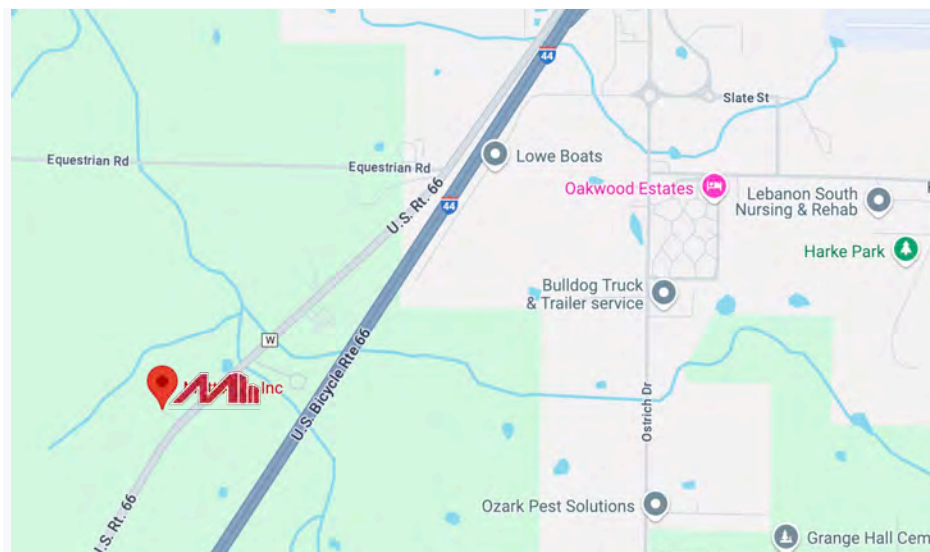
Mark Kerivan | 417-575-1271 | mkerivan@murney.com

 **MURNEY COMMERCIAL**  
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

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## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

<b>LIST PRICE</b>	\$1,750,000
<b>LOT SIZE</b>	37.03 m/l acres
<b>BUILDING SIZE</b>	26,726 SF
<b>BUILDING CLASS</b>	General Purpose-Flex
<b>PARKING</b>	Paved Lot
<b>ZONING</b>	County
<b>MARKET</b>	Lebanon
<b>TAXES</b>	\$9,469.02

### PROPERTY OVERVIEW

#### Multi-Warehouse 4 Building Complex, Lebanon MO.

Located just south and outside Lebanon Missouri on Historic old Route 66 with approx. 1,200 lf of frontage. This outstanding 26,726 m/l sf multi-warehouse complex spread over 37+ acres enters through a gated pipelined fenced driveway opening up to an expansive 4 building complex. Included in this sale are Laclede County Parcel numbers: 13-8.0-28-000--000-001.002 of 24.93 acres m/l and 13-8.0-27-000-000-024.000 of 4.25 acres m/l per Laclede County Assessor. Currently an Auto Salvage Yard.

**The main building** is a 8,822 m/l sf exterior stone with expansive window storefront retail/sales office and warehouse/garage building featuring an impressive interior vaulted oak lined ceiling, tile floors, with an extensive retail/sales counter. The office area includes 3 sales offices, a conference room, copy room and 2 restrooms, 1 with a full shower.

Exiting out of the office into the warehouse you will find a large warehouse/ garage with 15' peak ceilings, 4-12'w x 12'h OH doors, 2-10'w x 12'h OH doors with easy access for any vehicle or equipment needs. This space is heated with a Clean Burn oil heater and with 2 propane electric start door unit heaters. A mezzanine is located above the office for small parts and a climate-controlled work room. Along the northside of the is space is a service area with 2- 8'w x 8'w OH doors for any utilitarian uses. A shop restroom is inside the garage for employees.

**Building 2** is a 1,200 m/l sf insulated metal storage building with concrete floors, single phase electric with 1-9'w x 10'h OH door and 1-8' w x 8'H OH door. There is also an attached storage area with a concrete floor.

**Building 3** is a connected to the main building with a covered canopy for protection from the elements and has a 13,248 m/l sf of clear span warehouse /office with 13' eve and 19' peak heights. This space is heated with a Clean Burn oil heater and with 2 propane electric start door unit heaters. The floor is concrete with a floor drain. An extensive racking system lines the interior walls and center of this space (negotiable). There are 2- 12'w x 12' h OH doors on one end and 12'w x 12' h on the other end.

The office is unfinished with gravel floor and stubbed for septic lines. Attached to this building is a parts room, concrete floor with multiple OH doors from 5'w x 8'h to 10'w x 10'h in size.

**Building 4** is a 3,456 m/l sf metal building with gravel floor. This building is clear span and has 2-12'w x 10'h OH doors with 12' eves and 16' peak. Perfect for flat bed and trailer storage.

Located on a total of approx. 37+ acres which includes a 24 +acre rear tract for possible expansion or outside storage and a 4.25-acre frontage tract. Buyers and buyer agents to perform their own due diligence regarding land and building sizes.

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**ADDITIONAL PHOTOS**



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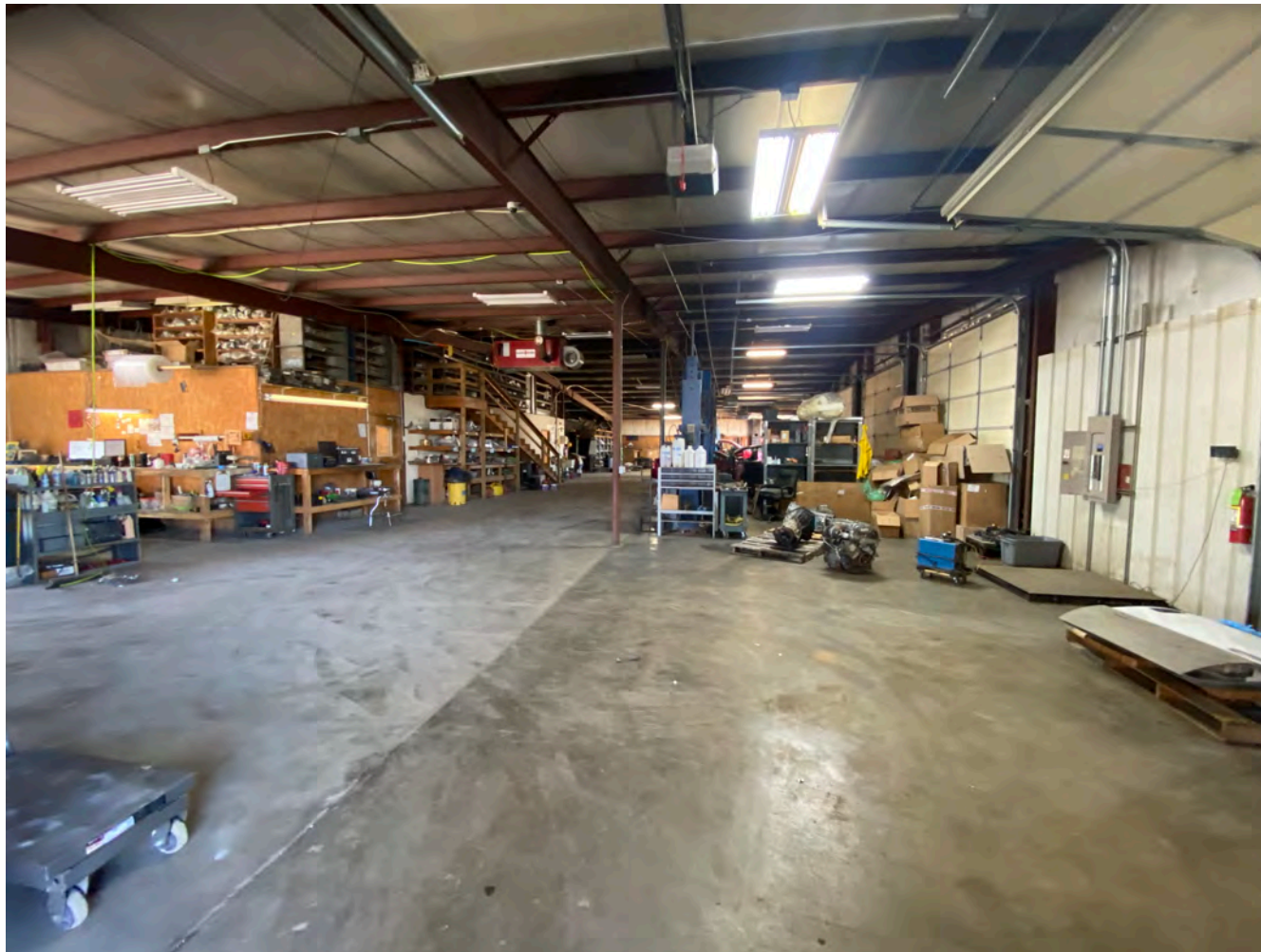
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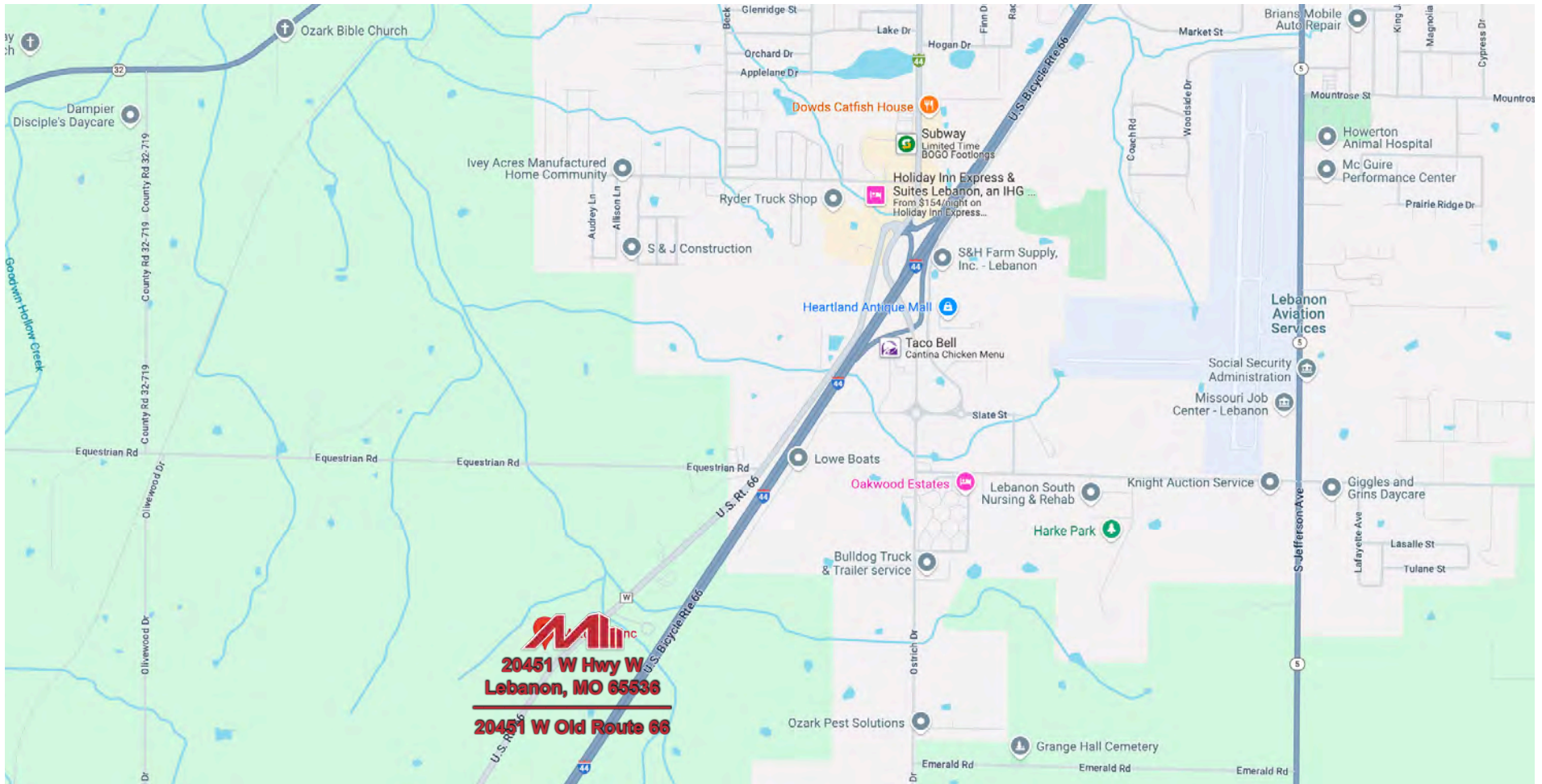


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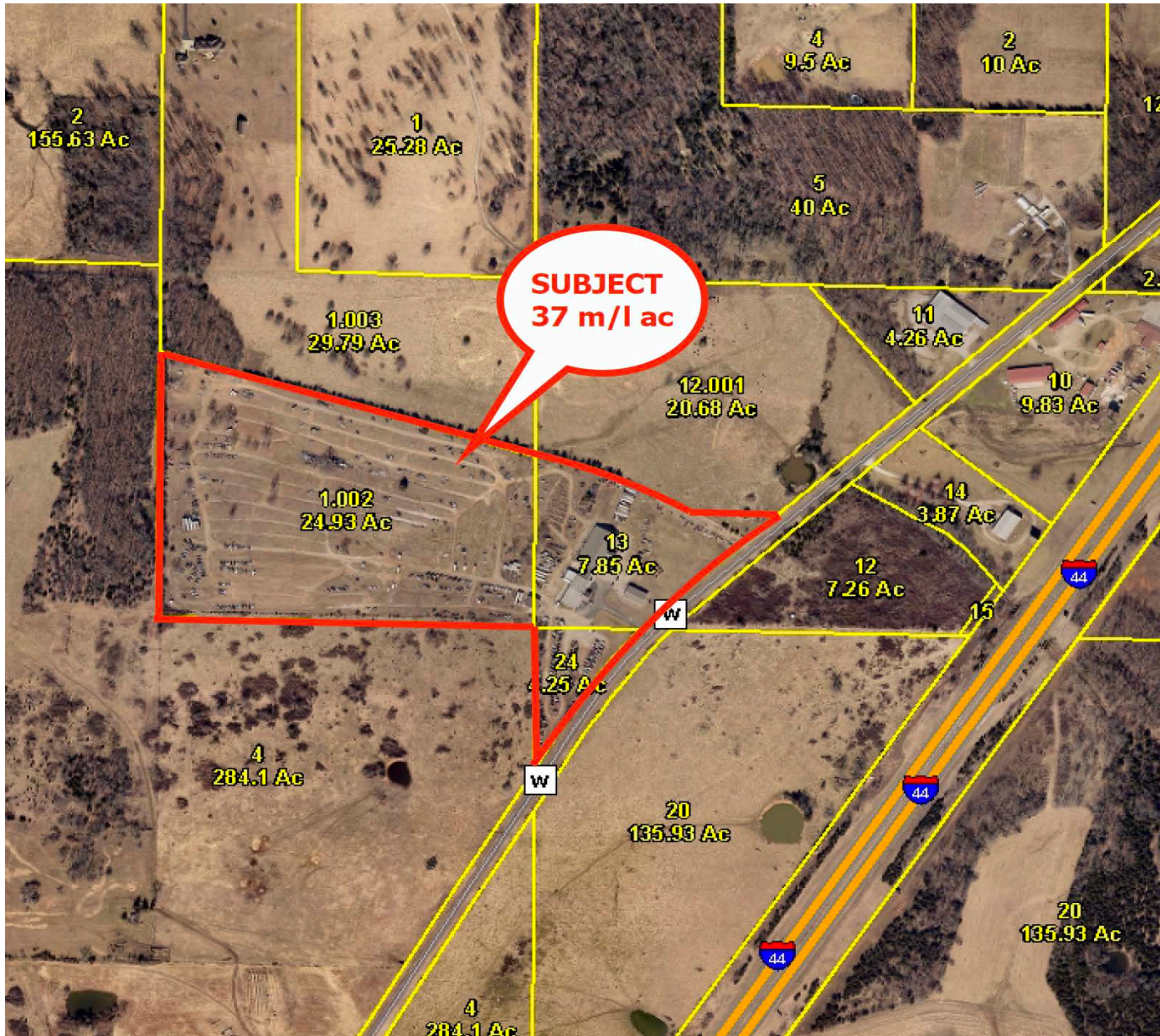
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## SITE LOCATION



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