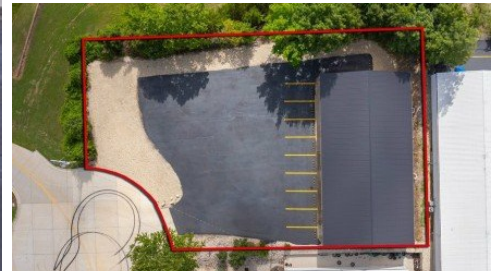


**1140 Industrial Drive**  
Osage Beach, MO 65065



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**MLS# 3579255**



**\$3,500**

**4,416 Sqft**

Lease your Space to Build, Create & Grow, Right in the Heart of Osage Beach! For the visionary entrepreneur or creative business owner, space isn't just square footage it's potential. And tucked behind City Hall in the Industry Park, this newly renovated commercial property offers the rare kind of blank canvas that inspires bold ideas & makes big plans possible. With over 4,400 sq ft all on one level, no steps, no limits inviting you to dream big & work smart. The layout is already set up for success: five office areas & a welcoming entryway, two entrances for flexible access & a bright, open workshop space flooded with lighting perfect for crafting, assembling, or innovating. Outside, a newly sealed parking lot & fresh landscaping set a polished tone for clients & team members. The lot is flat with plenty of parking & space to store equipment or materials. Many updates like fresh paint inside and out & a durable metal roof just five years old. Zoned I-1 (Light Industrial), the property gives you the freedom to think outside the box manufacturing, service-based ventures, creative studios, tech spaces & more. This isn't just a building. It's a launch pad, just needs your vision!



**ED SCHMIDT-TEAM**

EXP Realty, LLC

For full listing details, please scan:

