

**479 Lower Business Park Road**  
Linn Creek, MO 65052



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**MLS# 3582907**



**\$873,900**

Available now is this single-story light industrial facility located in the desirable Linn Creek Business Park, zoned I-1 (Industrial) and ideal for warehousing, distribution, or light manufacturing. This steel-frame building with metal panel walls is fully insulated and sits on 1.38 acres, offering approximately 1,000 sq ft of on-site parking. The entire structure rests on a poured concrete slab with raised foundation, elevated 2.5 feet to accommodate delivery-type truck loading. The building features two semi-truck docks and thirteen 8 x 10 dock doors, all equipped with dock bumpers and curtains. Interior eave heights range from 13' to 14', maximizing functionality. The warehouse space spans 8,338 sq ft, complete with LED lighting on manual timers and exhaust fans. Office space totals 1,225 sq ft and includes a reception area, two private offices, conference/break room, bathroom, and an enclosed area suitable for a 1 bed apartment or locker room with washer, dryer, and tiled shower. Additional features include tankless water heater, city water and sewer, natural gas, and high-speed internet via Charter/Spectrum. A versatile, well-equipped industrial property ready for immediate use.



**Annamarie Hopkins**

Ozark Realty

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