

**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 x10 dock doors, all equipped with dock bumpers and curtains. Interior eave heights range from 13 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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