

**3737 Antioch Lane**  
Osage Beach, MO 65065



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MLS# 3586150



**\$859,000**

Position your business for success in this ultimate commercial facility in a great location! This impressive building is fully equipped to handle a wide range of operations, featuring oversized 14 x 24 doors w/electric openers ideal for large equipment, vehicles, or high-clearance needs. The structure offers insulated walls w/inner steel lining, energy efficiency, and low maintenance. The spacious interior has a clear-span construction design w/no interior support columns, bathroom and is enhanced by newer fluorescent lighting, providing bright, consistent illumination throughout the workspace. Functionality is at the forefront with HVAC already in place for year-round comfort, along with a floor drain system extending through half of the building perfect for wash bays, service work, or industrial use. Security is covered with camera systems both inside and outside, offering peace of mind. Outside, a substantial 70-foot concrete apron provides ample space for maneuvering, loading, and parking, making access easy for trucks, trailers, and heavy equipment. This is a rare opportunity to own a well-built, highly functional commercial property ready to elevate your business operations.



**MARY ALBERS**

Albers Real Estate Advisors

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