

1975 State Road NN
Climax Springs, MO 65324



Powered by lakefrontexpo.com

MLS# 3589788



\$849,900

2,100 Sqft

RARE COMMERCIAL/INDUSTRIAL COMPOUND ON 40 ACRES! Offering approx. 24, 000 sq ft between two substantial buildings, 3-phase electric and paved State Rd NN frontage, this property is built for serious business with room to grow. The 15, 000 sq ft industrial building features a concrete loading dock, floor drains, covered lean-to with concrete floor and easy access for semis and large trucks. The second 9, 000 sq ft heated/cooled building offers 7 oversized doors, 18' sidewalls, concrete floors, spray-foam insulation, exhaust system, loft storage, fiber internet and 2 RV hookups, plus impressive 3BR/2BA living quarters with custom hickory cabinetry and live-edge cedar countertops. Expansive graveled work and parking areas provide space for trucks, equipment, outdoor storage or future expansion. Wooded acreage, trails, abundant wildlife and a wet-weather creek add versatility. Ideal for manufacturing, distribution, contractor headquarters, equipment operations, warehousing, investment or a private business compound.



RaShell Burke

Trophy Properties and Auction, LLC

For full listing details, please scan:

