1000 Main Street
Richland, MO 65556

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MLS# 3591454







$1,450,000

Discover an exceptional industrial & commercial opportunity just 20+ minutes from Camdenton! Situated on approximately 9.14 acres just 10 minutes from Interstate 44, this impressive 57, 600 sq ft manufacturing, distribution center &/or warehouse facility offers an outstanding combination of infrastructure, versatility & additional usable acres. Originally constructed in 1960, with a substantial 25, 600 sq ft addition completed in 1993, the facility features seven loading docks, a 14' x 12' drive-in door, five additional overhead doors, three-phase electrical service, a building-wide fire sprinkler system & temperature-controlled interior space. Concrete flooring throughout the manufacturing areas supports heavy industrial equipment. Additional improvements include approximately eight offices, employee restrooms, locker rooms, a cafeteria, kitchen & numerous storage areas. The property also offers extensive lighted asphalt parking lot, outdoor storage areas & city water/sewer. This versatile property provides an impressive foundation for your next venture & it has been well maintained. There are so many options for expansion from the building to the undeveloped land & parking lot!

PHOTO COMING SOON

ED SCHMIDT-TEAM

EXP Realty, LLC

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