

53 +/- Acres of I-44 Frontage With a 32,750 SF Warehouse

211 Martingale Dr, Conway, Missouri 65632
Laclede County

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Basic Details

Listing No:	3175
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	32,750 Sqft.
Lot Size (Acres):	52.91 Acre(s)
Sale Price:	\$1,500,000
Sale Price Per Sqft:	\$45.80

Address

Country:	US
State:	MO
County:	Laclede
City:	Conway
Zipcode:	65632
Street Number:	211
Street:	Martingale
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	32,750 Sqft.
Office:	4,000 Sqft.
Warehouse:	28,750 Sqft.
Max Contiguous Sqft:	32,750 Sqft.

Facility Information

Drive-In Doors:	3
Drive-In Door Size:	(2) 8'x10" (1) 14'x13'
Sprinklers:	None
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes

Property Information

Parcel No:	26-3.0-06-000-000-010.00 0
Zoning:	Industrial
Parking Surface Type:	Rock
Tax Year:	2025
Traffic Count:	20,000

Land Measurements

Acres:	52.91 Acre(s)
Frontage:	1,955 ft
Depth:	1,730 ft

Transportation

Interstate:	I-44, 1 mile
Airport:	Springfield-Branson National Airport- 45 Miles

Structural Data

Year Built:	1987
Rehab Year:	2025
Clearance Min:	10 ft
Clearance Max:	24 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	Well Water
Water Provider Location:	On Site
Sewer Provider:	Lagoon
Sewer Provider Location:	Lagoon
Gas Provider:	Brooks Gas Co (Propane)
Gas Provider Location:	Propane
Electric Provider:	Laclede Electric Cooperative
Electric Provider Location:	On Site
AMPS:	400
Phase:	1
Low Volts:	120
High Volts:	240