

FOR SALE -AND- FOR LEASE

211 Martingale Dr.,
Conway, MO 65632



32,750 SF WAREHOUSE WITH I-44 FRONTAGE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Vito LaFata IV
Broker Associate
Office: (618) 277-4400 (Ext. 35)
Cell: (314) 824-8486
vitol@barbermurphy.com

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

211 Martingale Dr., Conway, MO 65632

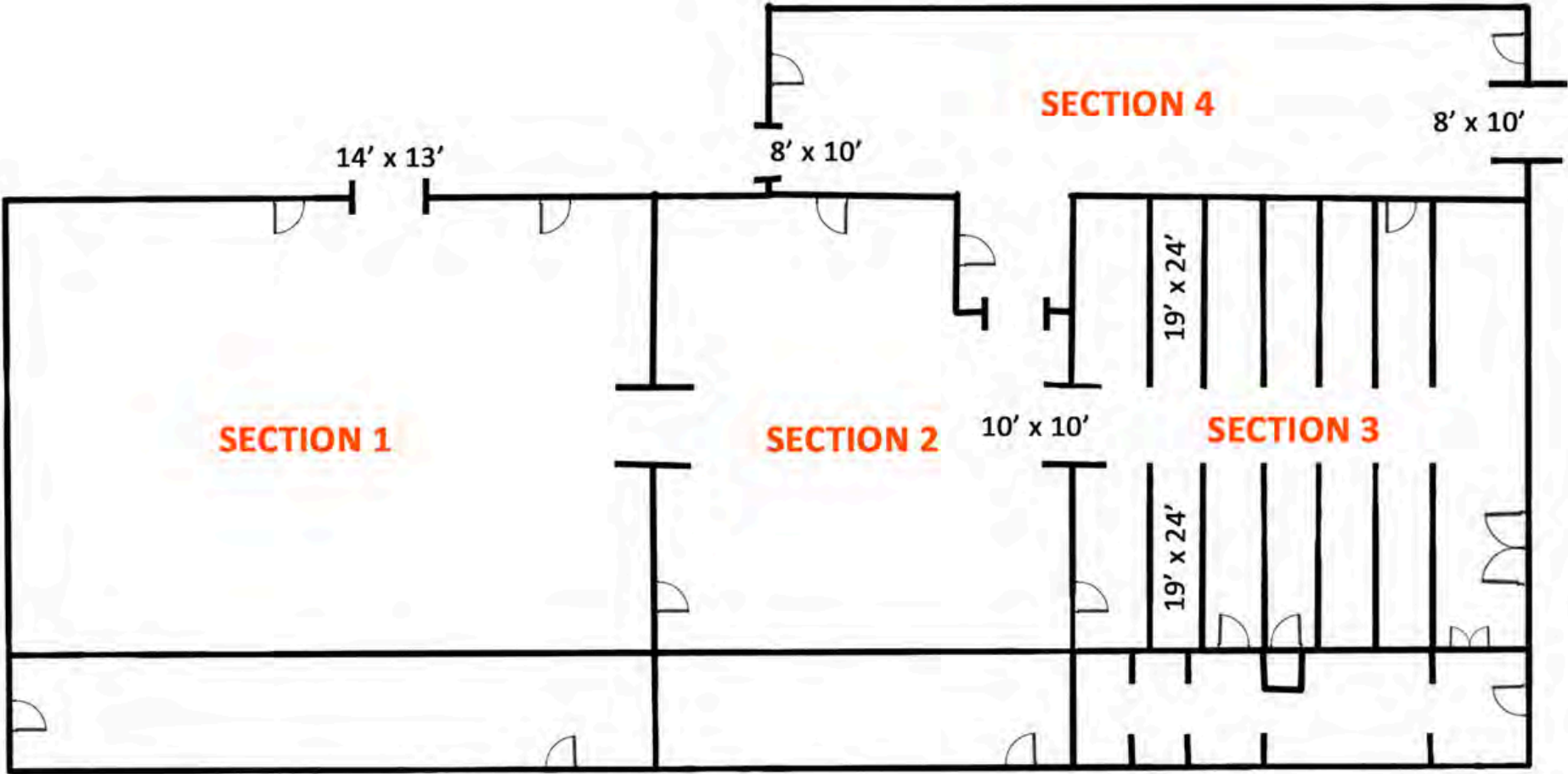


LOCATION OVERVIEW

Property located in Conway, MO 1 mile from Exit 113 Interstate-44 just 15 miles from Lebanon, MO and 30 from Springfield, MO. Conway's strategic value is the strong east-west visibility with quick Interstate connectivity. Land values are going to be cheaper offering less congestion than larger markets and flexible governmental approval processes. Located along the Route 66 historic corridor and adjacent to Interstate 44 with 20,000 vehicles per day passing by.

FLOOR PLAN

211 Martingale Dr., Conway, MO 65632



*Not to scale

BUILDING SECTIONS & INFORMATION

211 Martingale Dr., Conway, MO 65632



- +/- 53 Acres
- 32,750 SF Warehouse - Will Divide
- (3) Drive-In Doors
- 10' - 24' Clear Height
- 3 Billboards - could be utilized for income purposes
- (2) tenants on month to month leases taking up about 40% of the building

PROPERTY PHOTOS

211 Martingale Dr., Conway, MO 65632

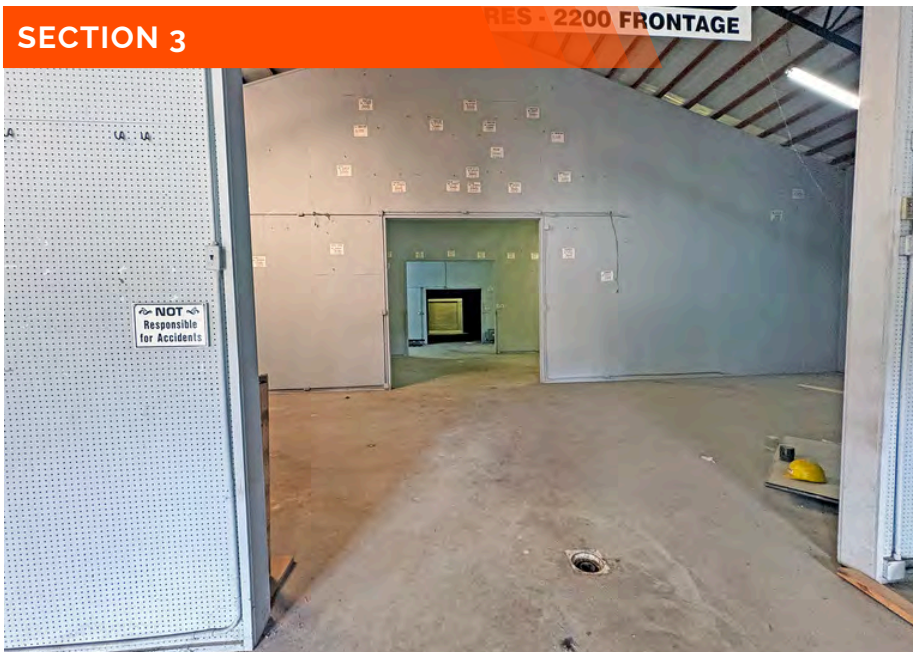
SECTION 1



SECTION 2



SECTION 3



REAR EXTERIOR



ADJACENT +/- 47 ACRES OF LAND FOR SALE

211 Martingale Dr., Conway, MO 65632



**SITE DRONE
AERIAL TOUR**

EXPANSION OPPORTUNITY

- ± 47 Acres with ± 30 Usable Acres
- Excellent I-44 Frontage & Visibility
- Open Zoning for Flexible Development
- Commercial & Industrial Potential
- Outdoor Storage, Truck Parking & Laydown Yard Uses
- 3 Existing Billboards with Income Potential
- Quality Hunting & Recreational Ground
- Development, Investment or Recreational Opportunity

INDUSTRIAL PROPERTY SUMMARY

211 MARTINGALE DR

LISTING # 3175

LOCATION DETAILS:

Parcel #: 26-3.0-06-000-000-010.000
County: MO - Laclede
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 32,750
Office SF: 4,000
Warehouse SF: 28,750
Min Divisible SF: 500
Max Contig SF: 32,750
Lot Size: 5.0 Acres
Frontage: 600.95
Depth: 395.59
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1987
Renovated: 2025
Clear Ht Min: 10
Clear Ht Max: 24
Bay Spacing: Clear Span
Construction Type: Metal
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: No
AC: No
Lighting: Fluorescent
Sprinklers: None
Insulated: No
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 3
Drive In Door Size: (2) 8'x10'; (1) 14' x 13'

TRANSPORATION:

Interstate Access: I-44, 1 mile
Airport Access: Springfield-Branson National Airport- 45 Miles
Rail Access: No

INDUSTRIAL PROPERTY SUMMARY PG 2

211 MARTINGALE DR

UTILITY INFO:

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

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$7,040.57
Tax Year:	2025



SALE/LEASE INFORMATION:

Sale Price:	\$900,000
Price / SF:	\$27.48
Lease Rate:	\$4.00
Lease Type:	NNN

Property Description

The property features a $\pm 32,750$ SF warehouse situated on approximately 5 acres, offering flexibility for a variety of commercial and industrial users. The building could potentially be subdivided into up to four sections to accommodate multiple tenants or repositioned for alternative uses such as self-storage. The property is currently partially occupied by two tenants on month-to-month leases, together utilizing approximately 40% of the building.

The ± 5 -acre site provides additional area for parking, outdoor storage, truck maneuvering, or laydown yard uses, depending on an operator's needs.

An additional ± 47 acres of land located adjacent to the property is also available for sale separately, providing an opportunity for future development, expansion, or interstate-related commercial and industrial uses. The ± 47 -acre tract also includes three existing billboards, providing potential for additional income generation.

With existing tenancy, multiple potential configurations within the warehouse, adjacent acreage available for expansion or development, and potential billboard income, the property presents a unique investment and owner-user opportunity with multiple avenues for future value creation. Buyers have the flexibility to acquire the warehouse and ± 5 acres independently or pursue the adjacent ± 47 acres to create a larger, strategically positioned commercial or industrial site.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

VITO LAFATA IV

Broker Associate
O: (618) 277-4400
C: (314) 824-8486
vitol@barbermurphy.com

STEVE ZUBER, SIOR, CCIM

Principal
O: (618) 277-4400
C: (314) 409-7283
steve@barbermurphy.com