



FOR SALE > 6,880 SF SHOP & SERVICE FACILITY ON 1.42 ACRES WITH I-44 FRONTAGE

15775 County Road 7100, Rolla, MO 65401

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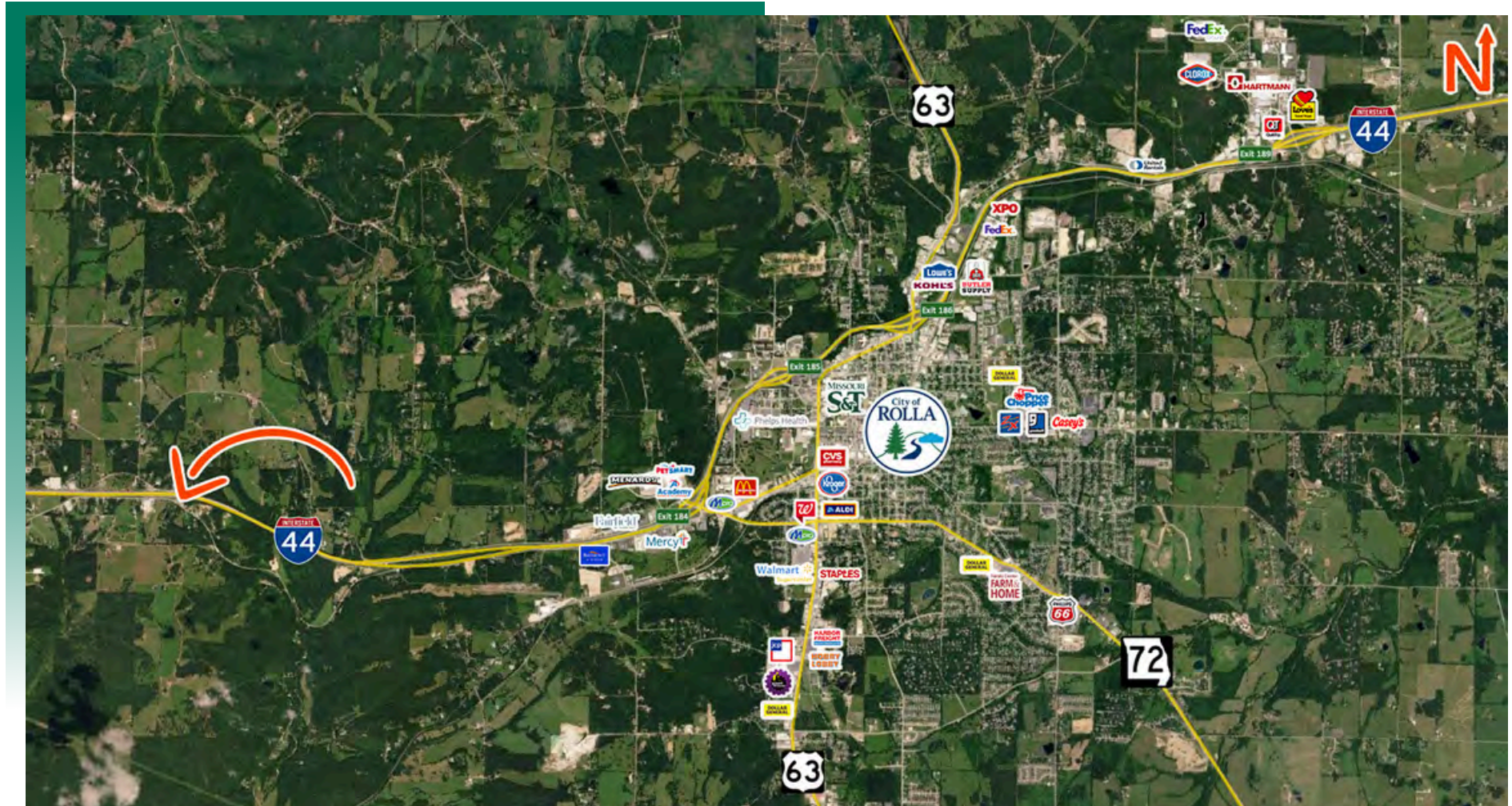
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AREA MAP

15775 County Road 7100, Rolla, MO 65401

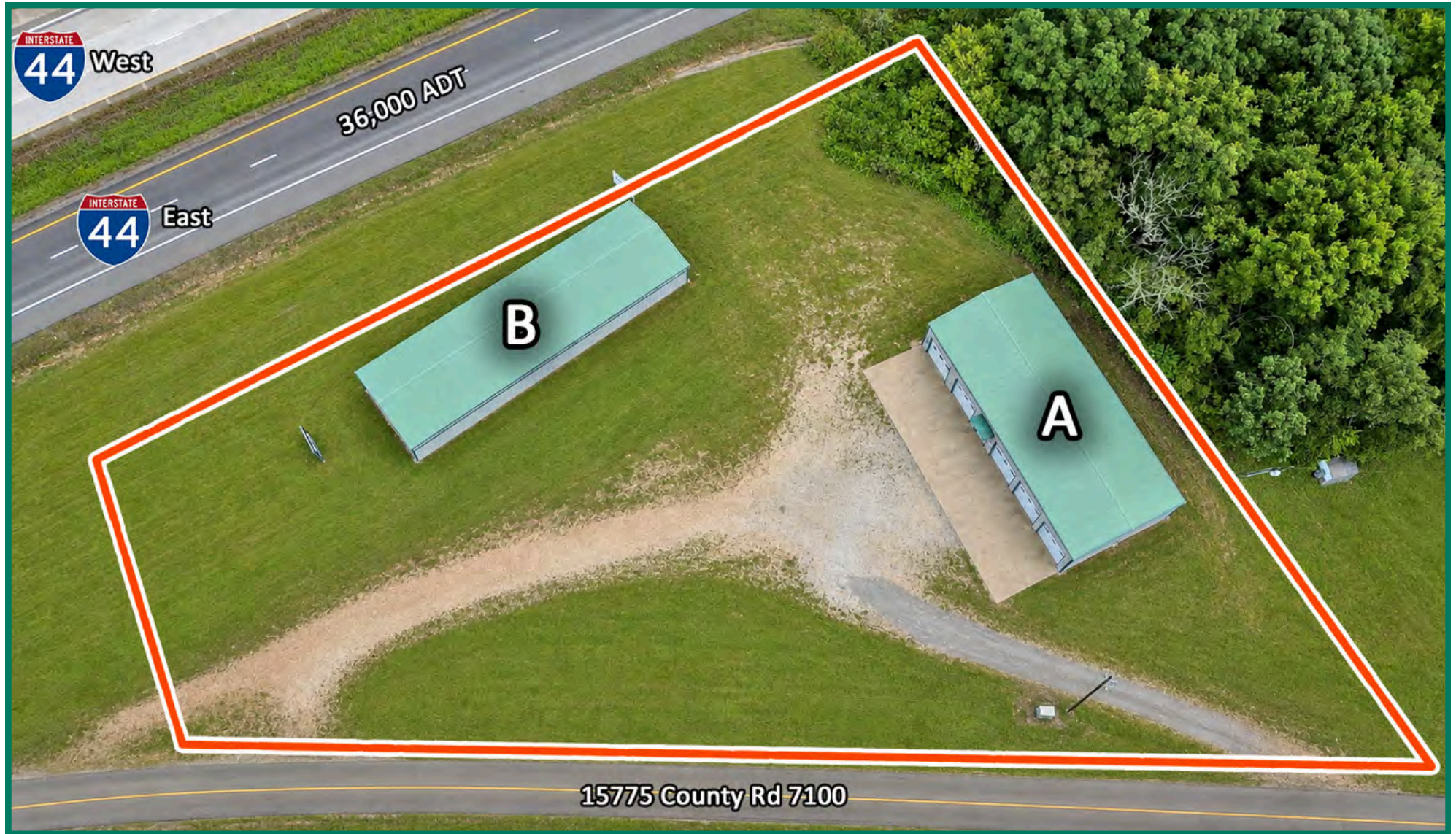


LOCATION OVERVIEW

Positioned directly along I-44 with excellent interstate frontage and visibility, this property offers a highly strategic location in the heart of Missouri. Convenient access is provided by the nearby I-44 interchange, located off Exit 179 just 1.83 miles away, allowing for efficient travel in both directions. Rolla serves as the regional hub for commerce, healthcare, education, and manufacturing, anchored by Missouri University of Science and Technology, Phelps Health, and a diverse industrial base. Located nearly halfway between St. Louis and Springfield, the property provides outstanding access to major Missouri markets while benefiting from I-44 traffic volumes of approximately 36,000 vehicles per day. Its combination of interstate exposure, strong regional connectivity, and proximity to Rolla's growing business community makes this an exceptional opportunity for industrial, commercial, or investment users.

SITE LAYOUT

15775 County Road 7100, Rolla, MO 65401



BUILDING A PHOTOS & DETAILS

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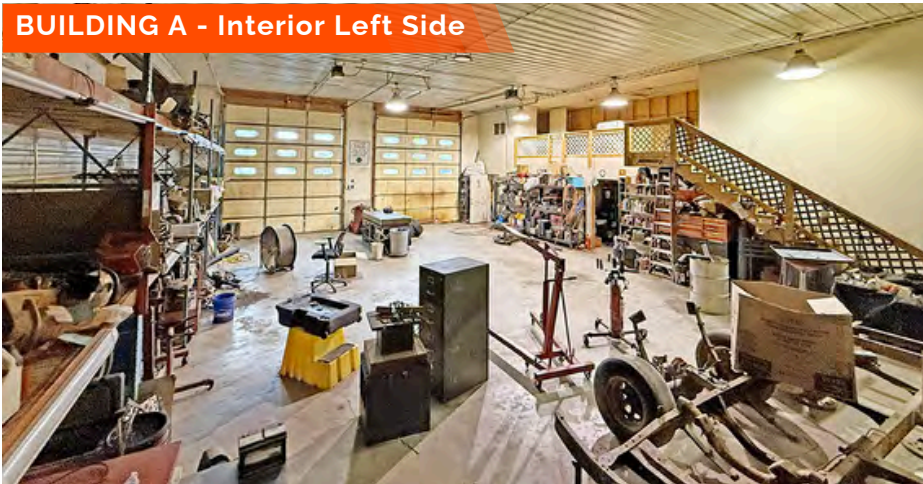
BUILDING A - Exterior



BUILDING A - Interior Right Side



BUILDING A - Interior Left Side



BUILDING A - Interior Right Side



50'x80' (4000 SF)

4 Drive-in doors, 12'x14' OHD

Bathroom with Shower

16' Clear Height

**Single-Phase Electric
Service 240V and 200 AMPS**

Insulated and Heated

BUILDING B PHOTOS & DETAILS

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BUILDING B - Exterior



BUILDING B - Interior Rear



BUILDING B - Interior



BUILDING B - Interior Front



32'x90' (2,880 SF)

(1) Drive-in Door, 8'x10'

Bathroom, No shower

12' Clear Height

**Single-Phase Electric
Service 240V and 200 AMPS**

Insulated and Heated

INDUSTRIAL PROPERTY SUMMARY

15775 COUNTY RD 7100

LISTING

3299

LOCATION DETAILS:

Parcel #: 71-09-3.0-07-000-000-020.000
County: MO - Phelps
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 6,880
Office SF: 500
Warehouse SF: 6,380
Min Divisible SF: 6,880
Max Contig SF: 6,880
Lot Size: 1.42 Acres
Frontage: 334 feet of I-44 Frontage
Depth: 287 Feet
Parking Spaces: 50
Parking Surface Type: Gravel
Archeological: No
Environmental: Phase 1 Available
Survey: No

STRUCTURAL DATA:

Year Built: 2000
Clear Ht Min: 12'
Clear Ht Max: 16'
Bay Spacing: Clear Span
Construction Type: Steel
Roof: 2000
Floor Type: Concrete
Floor Thickness: 8"

FACILITY INFORMATION:

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

LOADING & DOORS:

Drive In Doors: 5
Drive In Door Size: (4) 12'x14' & (1) 8'x10'

TRANSPORATION:

Interstate Access: 1.83 Miles from I-44

INDUSTRIAL PROPERTY SUMMARY PG 2

15775 COUNTY RD 7100

UTILITY INFO:

Water Provider:	Public Water Supply District No. 2
Water Location:	On Site
Sewer Provider:	Septic System
Sewer Location:	On Site
Gas Provider:	Propane
Gas Location:	On Site
Electric Provider:	Intercounty Electric Co-Op
Electric Location:	On Site
Voltage High:	240
Amps:	200
Phase:	1

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$3,122.00
Tax Year:	2025



SALE INFORMATION:

Sale Price:	\$585,000
Price / SF:	\$85.03

Property Description

Take advantage of this rare opportunity to acquire a highly visible commercial property with 343 feet of I-44 frontage in the growing Rolla market. Situated on 1.42± acres, the property features 6,880± square feet of insulated and heated shop space across two metal-frame buildings designed to accommodate a wide variety of industrial and commercial operations.

The primary building offers 4,000± SF with four oversized drive-in doors, 16-foot clear heights, and a restroom with a shower, while the secondary 2,880± SF building includes an additional drive-in door, bathroom, and flexible workspace. Outside, the expansive gravel yard provides ample space for fleet parking, equipment storage, trailers, contractor laydown, or vehicle staging.

Currently utilized as a diesel truck repair facility, the property's versatile General Commercial zoning and functional layout make it well suited for diesel or automotive repair, fleet maintenance, construction companies, equipment sales and service, contractors, warehousing, outdoor storage, or owner-user investment opportunities. With outstanding interstate exposure, convenient access to I-44, and a location serving the greater Rolla trade area, this property presents an exceptional opportunity for businesses seeking visibility, functionality, and long-term growth potential.