

200 N River, Carthage, MO 64836

Manufacturing/Warehouse Facility for Sale or Lease | 20,344± SF



**SUPERB REGIONAL ACCESS VIA BUSY I-49/US-71 CORRIDOR**

**200 N River, Carthage MO**



Warehouse 18,732 sf Office 1,612 sf (Parking and Rail Spur)

**PROPERTY HIGHLIGHTS**

- Two hours south of Kansas City and 30 mins to Joplin, MO
- Population of 60,000+/- within 30 minute drive
- Stable workforce performed 365/24/7
- Missouri enjoys a low cost of doing business compared to the region
- Industrial electricity cost is lower than the US average



- Rail Behind Building
- Will build-to-suit tenants requirements



**BUILDING FEATURES**

TOTAL SF	CONSTRUCTION TYPE	AGE
20,344 SF	Metal, Concrete	Built in 1940
OFFICE SF	LOADING	CLEAR HEIGHT
1,612 SF	3 Docks, 3 Drive-ins	12' to 14'
LAND SIZE	POWER	PARKING
3.92 Acres	Heavy	50± spaces

Asking Price:  
Lease: \$3.00 USD/SF/Yr  
\$5,086 per/month  
Purchase Price: \$450,000

For more information, please contact:

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