

Clinton, MO: 210,000SF Virtual Regional Distribution Center

400 Feet East of 1835 Commerce Drive Clinton, MO 64735 | Clinton, MO | US |

Henry County

Available SF: 210,000 | Lease Terms: Unknown | Sale Price: \$17,825,000

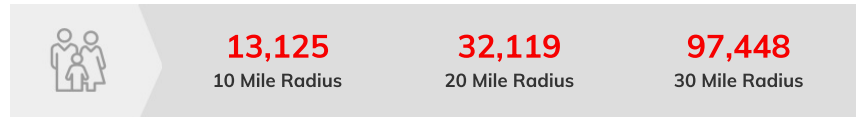


Building Type:	Warehouse & Distribution
Available SF:	210,000
Total SF:	210,000
Number of Stories:	1
Ceiling Peak:	32' Ft.
Ceiling Eaves:	32' Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	22.4 Acres
Year Built:	Virtual Spec
Former Use:	New Virtual Spec
Specialty Features:	Distribution Center, Enterprise Zone, Fiber, New Market Tax Credit, Spec Building
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$17,825,000
Sale Price Note:	Land price TBD based on CAPEX and Jobs
Lease Terms:	Unknown
Lease Rate Note:	Lease Available Based on Financials and Review
Last Updated:	Nov 9, 2021

Property and Area Description

210,000SF Virtual Distribution Facility designed on a 22.4 Acres Site. The site is located on a Missouri Certified Site and time to complete construction is planned for 12 months from all agreements and permits being completed. Key features include :200,000 (500'-0"x 400'-0") of manufacturing square feet • 32' clear height with 50'X50' column spacing • 6" thick 3000 psi concrete slab reinforced with mesh; 8" in crane way • 25-ton crane rail (crane not included) • 10,000 square feet of exterior office, break rooms, restrooms • 14' clear height • Storefront windows and doors • 24 gauge Standing Seam galvalume metal roof • Gutters and downspouts • 8" vinyl roof insulation • Louvers • Translucent panels along top of 2 side walls • Four (4) dock-high doors (9X10) • One (1) ground level door (16X16) • Ten (10) steel bollards at dock doors • Three (3) 3'x7' hollow metal doors and frames with panics and closers • Electrical to consist of T5 lighting, 4000 KVA Service • Fire Alarm & Security System allowance of \$30,000

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: MO 7 Highway (1/4 mile mi.)

Nearest Interstate: I-49 (35 miles mi.)

Nearest Airport: Clinton Regional Airport (8 mi.)

Nearest Commercial Airport: Kansas City International (103 mi.)

Distance to Mass Transit: 5 Miles

Rail Served: Unknown

Rail Served By: Unknown

Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

Utilities

Electric: EVERGY

Natural Gas: Liberty Utilities

Water: Henry County Water Company

Economic Development Contact

Mark Dawson

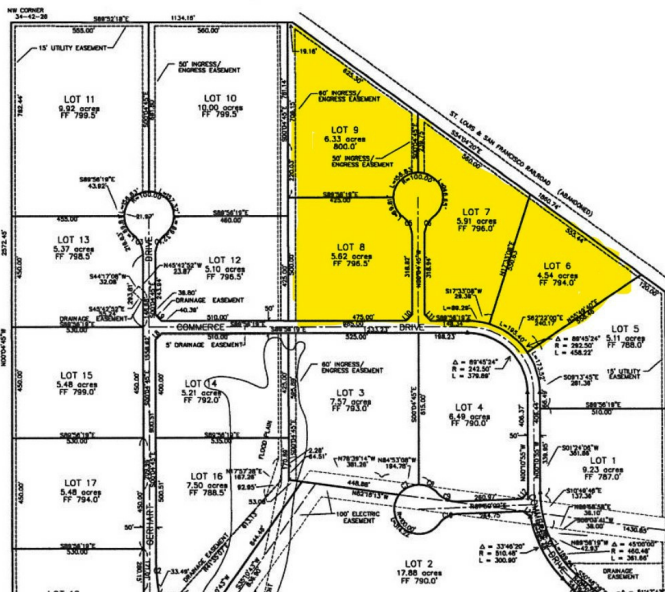
Greater Clinton Area Chamber of Commerce

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Property Images



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