

Clinton, MO: 8,000SF Manufacturing/Warehouse Facility with
26' Eave height clear span

932 North 4th Street | Clinton, MO | US | Henry County
Available SF: 8,000 | Sale Price: \$850,000



Property and Area Description

Great industrial production or warehouse/distribution space located less than 1/2 mile off 7 Hwy in Clinton, MO. Has 400 amp service with ceilings of 28' at center and 26' at eaves. Very nice office breakroom and mechanical area for storage of items not needed in production area. Building has 2" water service so anyone needing significant water for process this facility should be considered. Less than 30 minuter drive east of I-49.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

| | |
|---------------------|--|
| Building Type: | Industrial, Warehouse & Distribution |
| Available SF: | 8,000 |
| Total SF: | 8,000 |
| Number of Stories: | 1 |
| Ceiling Peak: | 28' Ft. |
| Ceiling Eaves: | 26' Ft. |
| Expandable: | Yes |
| Zoning: | Industrial-Light |
| Site Size: | 1 Acres |
| Former Use: | Specialty Alcohol Products |
| Specialty Features: | Enterprise Zone, New Market Tax Credit |
| Can Subdivide: | No |
| Within City Limits: | Yes |
| Construction Type: | Metal or Steel |
| Floor Type: | Concrete-Reinforced |
| Sale Price: | \$850,000 |
| Last Updated: | Feb 15, 2024 |

Transportation

Nearest Highway: Mo 7 Highway (.5 miles mi.)
Nearest Interstate: I-49 (34 mi.)
Ingress/Egress Notes: From intersection of Highway 7 and south 13 (2nd Street) drive approximately .25 miles to intersection of 2nd Street and 3rd Street. Turn left onto 3rd Street and drive approximately 1/3 miles south. Turn left at intersection of 3rd and Sedalia Street. Turn left and subject property is 120 feet and then right.
Nearest Airport: Clinton Regional Airport (5.9 miles mi.)
Nearest Commercial Airport: KCI (153 miles mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: EVERGY
Natural Gas: Liberty Utilities
Water: Henry County Water Company
Sewer: City of Clinto Sanitary Sewer Department

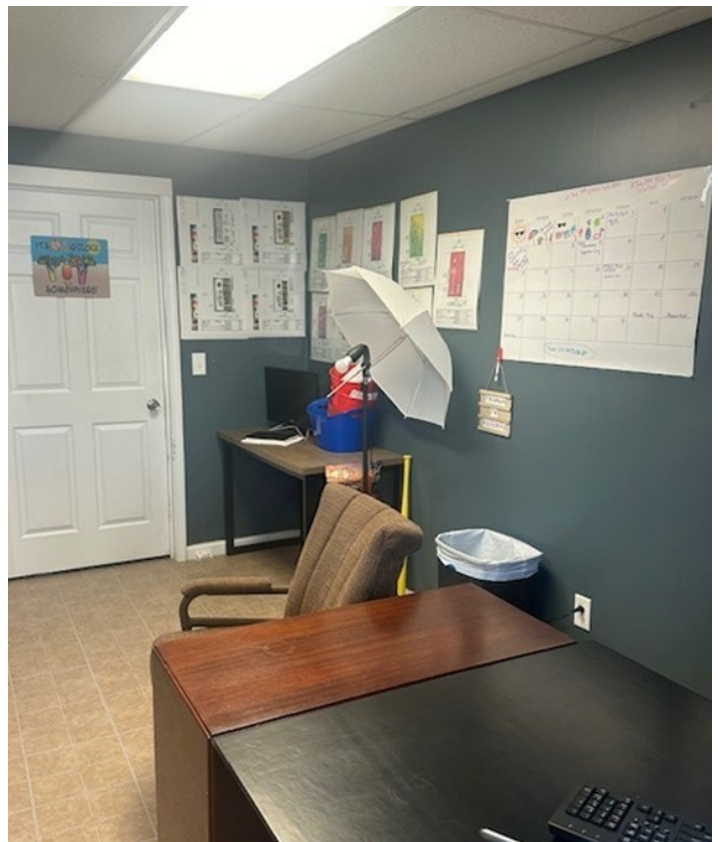
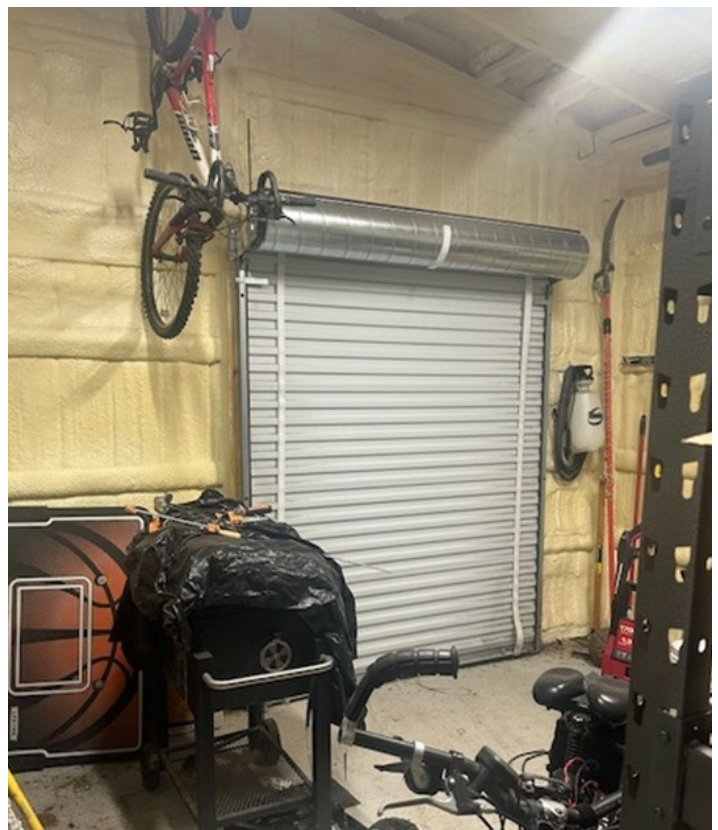
Economic Development Contact

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Property Images







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