



Available SF:	200,980
Total SF:	200,980
Number of Stories:	1
Ceiling Peak:	14-37 Ft.
Zoning:	Industrial-Heavy
Site Size:	8.3 Acres
Year Built:	1956 & 1997
Former Use:	Use in die-cast manufacturing demonstrates adaptability for diverse business needs.
Can Subdivide:	No
Within City Limits:	Yes
Sale Price:	\$1,500,000
Lease Rate:	\$0.13
Last Updated:	Jan 22, 2025

Economic Development Contact

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Property and Area Description

Value-Add Industrial Opportunity at Rte 24 & US 36 1 - 200 Front St (59,340 sqft) built 1997, 23' clear, 6 dock, 1 drive in door, heated, insulated ceiling 2 - 620 S Elm St. (28,800 sqft) built 1997, 37' clear, 5 ton crane 3 - 135 Front St (102,302 sqft) built 1956 14' clear 4 - Lawn St. (10,120 sqft) 24' clear Monroe City, MO 63456 Prime Industrial Opportunity. These contiguous buildings total a vacant 190,442 sq ft of manufacturing and warehouse space. Key features include: On lots totaling 8.3-acres with 14-37' clear height 13 docks doors and 4 drive-in doors Built in 1956 & 1997, previously leased to Pace Industries Versatile space suitable for manufacturing or warehousing 5 ton crane Strategic location off State Route 24, near Highway 36, Quincy Regional Airport & Quincy Barge Dock Norfolk & Southern Rail Spur could be reactivated Off US 36 / Chicago to Kansas City Expressway The property offers excellent potential for various industries, with its spacious layout and central location making it ideal as a national distribution hub. Its former use in die-cast manufacturing demonstrates adaptability for diverse business needs. Utilities are provided by the City of Monroe and CenturyLink/Ralls Electric Coop The facility's size, location, and features make it a compelling option for businesses seeking a large-scale industrial space in the heart of the country. Please note: in the 'Proposal Map' in DD file, Tracts 2,3&4 do NOT convey. Investment Highlights Warehouse, storage, mfg on 8.3 acres +/- 200,980 SF 45,000 sqft of parking off Rte 24 Divisible 14-37' Foot Ceilings 13 Loading/Dock High Doors 4 Drive In/Grade Level Doors 480 AMP Power supplied by 12,000 VOLTS 8.3 Acres Norfolk & Southern Rail Spur could be reactivated Quincy Regional Airport is closest regional airport; jet capable Quincy Barge Dock is the northern most barge facility on the Mississippi open year round @ Mile 326, Lock & Dam Pool 21

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Airport: Quincy Regional Airport
Rail Served: Possible
Rail Served By: Norfolk Southern Railway
Rail Type: Inactive
Rail Accessible: Yes
Rail Infrastructure in Place: Yes