

4224 State Hwy D / and in Karlin Acres off Hwy. 13  
4224 State Hwy D | Bolivar, MO | US | Polk County  
Available SF: 102,640 | Sale Price: \$5,250,000



Building Type:	Industrial
Available SF:	102,640
Total SF:	102,640
Expandable:	Yes
Year Built:	2004
Specialty Features:	None
Can Subdivide:	No
Within City Limits:	No
Sale Price:	\$5,250,000
Last Updated:	Nov 4, 2024

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Storage unit turn-key \*\*Multiple locations\*\* Established storage units in the Bolivar area - currently 93% and 95% rented. North location has 206 units with 56,000 sq ft in 8 Buildings. Property is Fenced. All sizes. Climate-controlled electric units; 12x40 RV units. Gated entry off a state highway. Not in City limits. Located close to town and along the way to a local lake. South Location has 205 units with 46,000 sq ft in 6 Buildings. Fenced property; 10x20 units; 12 x 40 RV units; Warehouse unit; Not in city Limits; Gated entry with asphalt driveway; City water and Sewern is connected. Space to build another building; Heavy Residential area; Sale of both turn-key operations with systems, tracking, and all needed to be a quick transfer of business!

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Mo. 13 (6 mi.)  
Nearest Interstate: I-44 (29 mi.)  
Nearest Airport: Bolivar Municipal Airport (5 mi.)  
Nearest Commercial Airport: Springfield Branson National Airport (37 mi.)  
Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: No

## Property Images



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