

# 11923 Lime Kiln Road

11923 Lime Kiln Road | Neosho, MO | US | Newton County  
Available SF: 250,000 | Lease Terms: Unknown



Building Type:	Industrial, Warehouse & Distribution
Available SF:	250,000
Total SF:	2,100,000
Number of Stories:	1
Ceiling Peak:	25 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	50.00 Acres
Year Built:	1956
Specialty Features:	Underground
Can Subdivide:	Yes
Within City Limits:	No
Construction Type:	Other
Floor Type:	Concrete-Reinforced
Sale Price Note:	Negotiable/lease
Lease Terms:	Unknown
Lease Rate Note:	Negotiable
Last Updated:	Nov 24, 2020

## Economic Development Contact

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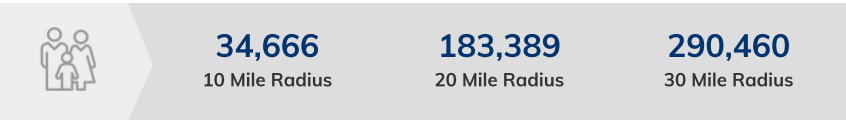
## Realtor/Owner Contact

Kevin Bowman  
417-451-1910

## Property and Area Description

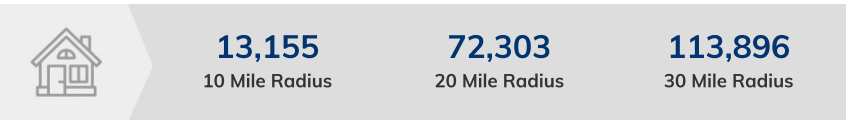
Ozark Terminal CUT OVERHEAD, GO UNDERGROUND! Ozark Terminal, Inc. started this unique concept in 1956. Its results speak for themselves: a system of cost-effective underground space. It is a spacious facility offering year-round, constant temperature. Most importantly, this feature is brought to you at NO COST. Over Fifty years of experience tell us this type of facility will work. We have developed a system for cost-effective, underground space utilization. Take a look at the details and consider making one of the smartest moves in the history of your business - the decision to utilize Ozark Terminal. LEASING If you require developed or custom-designed space, Ozark Terminal will fit into your plans. Whatever your needs for space - manufacturing, office, record storage and processing, high technology, or other business functions - Ozark Terminal is adaptable to your requirements. Ozark Terminal currently offers 600,000 sq. ft. of developed space for lease, divided into nine rooms ranging in size from 35,542 to 60,120 sq. ft. Another 1,500,000 sq. ft. of undeveloped space can be easily designed to meet your needs. ENVIRONMENT Surround yourself with the ideal environment all year long. A constant year-round temperature of 68 degrees F is a natural underground phenomenon you can put to use to cut costs. Minimal mechanical equipment can be added to maintain a constant relative humidity if that is required in your business. This allows you, your people, and your business to function in a totally-controlled environment at a tiny fraction of the normal cost of such an operation in an above ground site. The constant environment within Ozark Terminal is not affected by the day-to-day fluctuations of the weather. This combination of environmental conditions will be a plus to your business and your people. SECURITY Your business is secure at Ozark Terminal. The unique construction is equipped with a sophisticated security system which includes television monitors, sensors, motion detectors, and electronic beams. All are connected directly to the police dispatch center, which is manned 24 hours a day with full time, paid personnel. UTILITIES AND SPRINKLER SYSTEM The City of Neosho is the source for Ozark Terminal's water supply. New hookups are available for natural gas supplied by Missouri Gas Energy. Electricity is provided by Empire District Electric Co. Sanitation is maintained through Neosho's sewer system. Twenty-four separate fire systems controlled by modern flow system devices secure Ozark Terminal's 600,000 square feet of developed space. These systems connect to a central fire panel as well as to an on-site, 220,000-gallon gravity feed reservoir. The entire protection system ties in to the local fire dispatch center, which is manned 24 hours a day. Fire-resistant concrete and limestone construction complete the picture of a safe facility; Ozark Terminal maintains a cost-efficient class 5 fire rating.

## Population



Source: ESRI®, 2024

## Households



## Property Images

### Transportation

**Nearest Highway:** US 71 (I-49 corridor) (5.00 mi.)

**Nearest Interstate:** I-49 (5.00 mi.)

**Nearest Airport:** Neosho Municipal (5.00 mi.)

**Nearest Commercial Airport:** Joplin Regional (25.00 mi.)

**Rail Served:** Unknown

**Rail Served By:** Other

**Rail Infrastructure in Place:** No

### Utilities

**Electric:** Empire District Electric

**Natural Gas:** Spire Gas

**Water:** City of Neosho

**Sewer:** City of Neosho

