



Property and Area Description

Historic manufacturing/multi use building in downtown Clinton, Mo. Building features brick facade with 3 floors. Basement has 6" reinforced concrete floors and 1st and 2nd floors have beautiful oak floors.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: 13 Hwy and 7 Hwy (2 mi.)
Nearest Interstate: I-49 (38 mi.)
Ingress/Egress Notes: Building conveniently located near 2nd Street which provides direct access to 7 Hwy and 13 Hwy.
Nearest Airport: Clinton Airport (5 mi.)
Nearest Commercial Airport: Kansas City International Airport (90 mi.)
Distance to Mass Transit: 1
Rail Served: Possible
Rail Served By: Other
Rail Type: Inactive
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Short Line: Missouri & Northern Arkansas Railroad Company Inc.
Short Line Contact: Anita Horton
Short Line Contact Phone: 417-313-3030
Short Line Contact Email: anita.horton@gwrr.com

Building Type:	Commercial, Industrial, Retail, Warehouse & Distribution
Available SF:	15,000
Total SF:	15,000
Number of Stories:	3
Ceiling Peak:	12 Ft.
Ceiling Eaves:	40 Ft.
Expandable:	No
Zoning:	Industrial, Commercial, Retail
Year Built:	1910
Former Use:	Unitog and Atkins Printing
Specialty Features:	Enterprise Zone
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Brick
Floor Type:	Concrete
Lease Rate:	\$5
Lease Terms:	Triple Net
Last Updated:	Nov 17, 2022

Economic Development Contact

Mark Dawson, CEcD
Greater Clinton Area Chamber of Commerce
200 S. Main St.
Clinton, MO 64735
(660) 885-8166 | mark@clintonmo.com