

Clinton MO - Gerhart Industrial Park Lots 6,7,8 & 9 (22.4 acres +/-)

MO Hwy 7 North | Clinton, MO | US | Henry County
Available Acres: 22.4 | Sale Price: \$25,000



Zoning:	Industrial-Light
Topography:	Flat slight rolling
Adjacent Available Acres:	37 Acres
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	1465' X 665'
Sale Price:	\$25,000
Sale Price Note:	\$25,000 / acre
Last Updated:	Apr 15, 2025

Site Certification Information

Certified Site Status: Yes
Certified Site: [Missouri Certified Site Program](#)

Economic Development Contact

Mark Dawson, CEcD
Greater Clinton Chamber of Commerce
200 S. Main Street
Clinton, MO 64735
(660) 492-6344 | mark@clintonmo.com

Property and Area Description

GIP is a city-owned development located on 4-lane MO Hwy. 7. Gas, electric, and sewer are available in the park. Fiber optic is also available. Land price is negotiable and will be based on job creation, pay scale, and capital investment. GIP is home to a \$60.5 million package printing facility for Transcontinental Packaging. Recent company locations under construction include: Parks Cabinets 33,000SF Manufacturing Facility, Cook Auction 30,000SF Rehab Facility for Agricultural Equipment TC announced in June, 2022 plans for a 65,000SF expansion of their flexible packaging line and acquired the 30,000 SF Spec building. Project created 50 more jobs. The new TC facility is 195,000SF and was completed in early 2024. Sherman Plumbing and Heating has acquired a site for their new 17,000SF service center in 2023 and completed the facility in early 2024 . .

Population

	13,173 10 Mile Radius	32,126 20 Mile Radius	97,663 30 Mile Radius
--	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Households

	5,621 10 Mile Radius	13,534 20 Mile Radius	39,235 30 Mile Radius
--	--------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

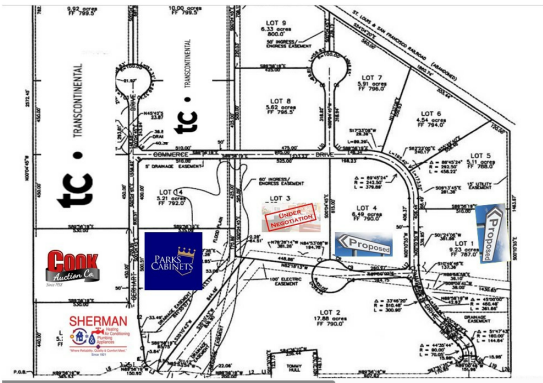
Transportation

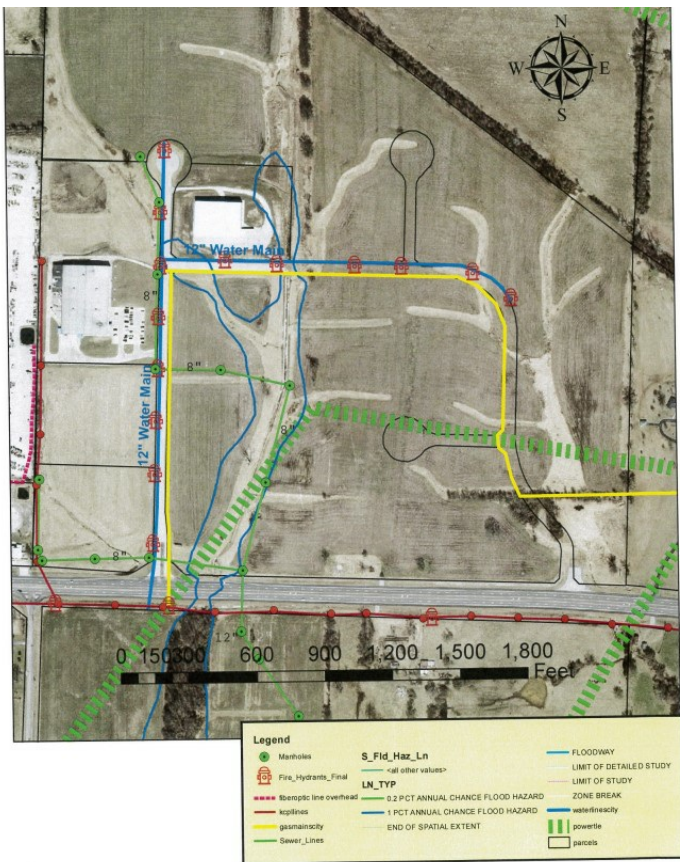
Nearest Highway: MO Hwys. 7, 13 (0.10 mi.)
Nearest Interstate: I-49 (35.00 mi.)
Nearest Airport: Clinton Regional Airport (4.00 mi.)
Nearest Commercial Airport: Kansas City International Airport (90.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: Everygy
Natural Gas: Liberty Utilities
Water: Henry County Water Co.
Sewer: City of Clinton

Property Images





Sheridan Garman-Neeman | Economic Development Director | Kaysinger Basin Regional Planning Commission
 221 N. Second Street | Clinton, MO 64735 | (660) 885-3393 | sgarman@kaysinger.com